

**C, 9524 113 Avenue  
Clairmont, Alberta****MLS # A2177050****\$289,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Vinyl**Sewer:** -**Roof:** Fiberglass**Condo Fee:** -**Basement:** Full, Unfinished**LLD:** -**Exterior:** Stone, Vinyl Siding**Zoning:** MDR**Foundation:** Poured Concrete**Utilities:** -**Features:** Laminate Counters, No Animal Home, No Smoking Home, Tankless Hot Water**Inclusions:** N/A

This impressive home offers 3 bedrooms and 2.5 bathrooms, including a spacious master suite with a walk-in closet and ensuite shower. The main floor features an open layout with a stylish kitchen that has stainless steel appliances, soft-close cabinets. Durable vinyl plank flooring flows through the main level and bathrooms. It has Hot water on demand, 10-year new home warranty, Unfinished basement &ndash; perfect for a future rec room, extra bedrooms, or another bathroom, Garage, deck, and fenced backyard. Enjoy low county taxes (approx. \$157/month), no condo fees, and easy access to local parks, schools, trails, splash park, and skate park. This vibrant Clairmont community is waiting for you. Don&rsquo;t miss your chance &ndash; reach out to view this fantastic property today!