

**C, 9524 113 Avenue  
Clairmont, Alberta**

**MLS # A2177050**



# \$299,000

<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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!