

**B, 9511 112 Avenue  
Clairmont, Alberta**

**MLS # A2177761**



**\$264,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** None

2019 3 bed townhouse with no condo fees, low county taxes and a huge fenced yard! This home is in great condition and will be ready for possession Feb 1st. Features stainless appliances, island kitchen, soft close drawers and cabinet doors and vinyl plank throughout the open concept kitchen and living area and there is a half bath on the main level. Upstairs there are 3 bedroom and a full 4 piece bathroom! The master is huge and easily fits a king sized bed and has a walk in closet . The basement is unfinished and is roughed in for another bathroom and can accommodate 2 more bedrooms and a bathroom. The huge backyard is 69 feet deep and is landscaped and fenced and there are pilings for a future deck. As this home was built in 2019 it still has 4 years left of new home warranty! County taxes are only \$139 per month. Clairmont is an excellent place to live and invest; low county taxes, 49% less then GP, 5 min from hundreds of oil service companies, amazing K-8 school, parks & walking trails, spray park and skate park!