

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

MLS # A2177050



\$289,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	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 – 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’t miss your chance – reach out to view this fantastic property today!