

C, 9523 112 Avenue
Clairmont, Alberta

MLS # A2255209



\$284,900

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Laminate Counters		

Inclusions: None

Immediate possession available! This 5-year-old, 3-bedroom, 1.5-bathroom home in Clairmont is move-in ready—no condo fees, low county taxes (\$1,717/year), and the remainder of a 10-year new home warranty included. Designed with both quality and convenience in mind, the home features hot water on demand, durable 50-year shingles, front and rear yard has grass, a fenced yard, and a deck for outdoor enjoyment. Inside, you’ll find soft-close cabinets with real wood dovetail drawers, vinyl plank flooring on the main level and in bathrooms, plus carpet on the stairs, hallway, and bedrooms. The unfinished basement is roughed-in for a bathroom and provides plenty of potential for a spacious rec room or even two additional bedrooms. Sitting on a large lot with a 70' deep backyard, this property is just 5 minutes from the Clairmont Industrial Park, home to hundreds of service companies. Clairmont offers a welcoming community with a K school, skate park, multiple kids’s parks, and scenic walking trails—making it an excellent place to live, raise a family, or invest. Click the multimedia or 3D link to take a virtual tour today!