

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

MLS # A2134686



\$287,000

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: NONE

cash-flowing row house in Clairmont with a garage, deck, and fenced yard, featuring a secure 1-year lease at \$2000/month Plus Utilities . This stunning home boasts 3 bedrooms, 2.5 bathrooms, including a spacious master suite with a walk-in closet and ensuite shower. The kitchen features stainless steel appliances, soft-close cabinets, and real wood soft-close drawers, with vinyl plank flooring throughout the main level and bathrooms. Bonus features include hot water on demand, a 10-year new home warranty, and 50-year shingles. The main floor offers an open-concept kitchen, living room, dining area, and a half bath, while upstairs has 3 generous bedrooms and 2 full bathrooms. The unfinished basement is ready for your personal touch, with space for a full bathroom, rec room, or additional bedrooms. The large backyard is seeded for grass and fenced for privacy. Enjoy low county taxes (approximately \$157/month, 48.9% less than GP), no condo fees, and nearby parks, schools, trails, a splash park, and a skate park! Home includes stainless steel kitchen appliances (fridge, stove, dishwasher, over-the-range microwave), washer & dryer, front yard sod, backyard seeded to grass, and the balance of the 10-year new home warranty. Don't miss out on this fantastic home in a vibrant community!