



REALTOR®



11201 95 Street Clairmont Alberta

\$254,900

Looking for an affordable modern home or investment property? This place has a tenant moving in April 15! so can be cash flowing the date you take possession! This 3 bedroom 1.5 bathroom Almost New Row house has Stainless kitchen Appliances, Front Sod & Rear yard seeded to grass, 10 year new home warranty (starts April 15,2021), hot water on demand and 50 year shingles are all included! (No Condo Fees and Low county Taxes, only \$136 per month!) The main floor of this home is open and bright with lots of windows front and back. The kitchen features white cabinets and island kitchen featuring soft close drawers and cabinet doors, real wood dove tail jointed drawers, adjustable shelving and an island. The kitchen is open to the dining room and living room which is great for entertaining. The main floor also features easy to clean vinyl plank flooring an exposed wood beam for character and a 1/2 bath. The 3 bedroom and 4 piece main bathroom are upstairs. The master bedroom is huge over 14' by 13' , has a walk in closet and easily fits a king sized bed. There are 2 more generous upstairs bedrooms and a linen area in the bathroom. The basement is undeveloped but could be developed into 2 more bedrooms / recroom and a full bathroom. The yard is huge at 70' from the back of the home to the back fence. Clairmont is an excellent place to call home, raise a family or invest! Clairmont has a k-8 school, skate park, many kids parks & miles walking trails. Only 5 minutes from the Clairmont industrial park home to 100's of service companies. We have units that are ready to move into and also units that are rented out if you are looking for an investment property. (id:6769)

2pc Bathroom 5.25 Ft x 5.42 Ft

Bedroom 9.42 Ft x 9.50 Ft

Primary Bedroom 14.42 Ft x 13.42 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 9.50 Ft x 9.42 Ft



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