



## 9512 113 Avenue Clairmont Alberta

\$279,900

Affordable Brand new row house in Clairmont with a Garage, immediate possession and stainless appliances included! 3 bedrooms 2.5 bathrooms, large master bedroom with a walk in closet and en- suite with a shower. Many great features including, soft close cabinets, real wood soft close drawers, vinyl plank flooring throughout the main level and bathrooms. Bonus extras include hot water on demand 10 year new home warranty and 50 year shingles! The main floor of this home features an open concept kitchen, living room, dining room and there is a half bath. Upstairs you will find 3 roomy bedrooms and 2 bathrooms including a large master bedroom with a full ensuite bathroom and a walk in closet. The basement is unfinished but ready for you to make it your own, with room for a full bathroom, a rec room or a couple of bedrooms. The large back yard will be seeded to grass and can be fenced for privacy! Low county taxes approximately \$157 per month-48.9% less then GP and no condo fees. Close to parks, school, trails. Clairmont also has a splash park and skate park! Homes come with appliances! Stainless kitchen appliances including, fridge, stove, dishwasher and over the range microwave, washer & dryer. Front sod, back yard seeded to grass and 10 year new home warranty. (id:6769)

2pc Bathroom 3.33 Ft x 7.00 Ft

Primary Bedroom 11.75 Ft x 11.67 Ft

Bedroom 10.83 Ft x 9.33 Ft

Bedroom 10.83 Ft x 9.50 Ft

3pc Bathroom 4.00 Ft x 7.00 Ft

4pc Bathroom 8.42 Ft x 7.00 Ft



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