



**GRASSROOTS**  
REALTY GROUP

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**C, 9523 112 Avenue  
Clairmont, Alberta**

**MLS # A2255209**



**\$284,900**

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

|                    |                         |                   |                          |
|--------------------|-------------------------|-------------------|--------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Public                   |
| <b>Floors:</b>     | Carpet, Vinyl           | <b>Sewer:</b>     | Sewer                    |
| <b>Roof:</b>       | Fiberglass              | <b>Condo Fee:</b> | -                        |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -                        |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | MDR                      |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | Electricity, Natural Gas |
| <b>Features:</b>   | 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&N8 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!