



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**D, 11201 95 Street
Clairmont, Alberta**

MLS # A2257120



\$309,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this spacious and stylish 4-bedroom, 2.5-bathroom 2-storey end-unit home located in the welcoming community of Clairmont. This bright and airy home features a functional open-concept layout filled with natural light thanks to large windows throughout. The contemporary kitchen is equipped with stainless steel appliances, sleek soft-close white cabinets, and a convenient eat-up bar—perfect for quick meals or social gatherings. Step out from the kitchen to a private deck and a generously sized backyard, ideal for summer BBQs or kids at play. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, while the fully developed basement offers a cozy rec room, a fourth bedroom, a modern 3-piece bath with a beautifully tiled shower, and a laundry area. As an end unit, this property enjoys extra outdoor space and the benefit of only one shared wall. Located close to a K-8 school, skate park, playgrounds, and walking trails, and just 5 minutes from the Clairmont Industrial Park with all essential amenities nearby, this home also comes with no condo fees and low county taxes of only \$164.58/month—making it an exceptional opportunity you won’t want to miss!