



GRASSROOTS
REALTY GROUP

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**9607 112 Avenue
Clairmont, Alberta**

MLS # A2259819



\$275,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Insulated, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Interior Lot, Landscaped, No Neighbours Behind, See R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Floating Shelves, Greenhouse, Fire Pit, Pergola, Pergola Lights, Garden Boxes. Porch Swing in Yard, 2xGarage Benches, Garage Cabinets

If you've been looking for a home with a beautiful yard, peaceful surroundings, in an amazing location —all at an affordable price point—this property in the quiet hamlet of Clairmont is one to see. Located directly ACROSS FROM A PARK/PLAYGROUND and backing onto the creek with scenic walking trails right out your back gate, you'll enjoy added privacy with NO REAR NEIGHBORS! Featuring 3 bedrooms and 2 bathrooms in a thoughtful layout that places the large primary bedroom at one end of the home, complete with a walk-in closet and 3-pc ensuite with a relaxing jetted tub. The two additional bedrooms and a full 4-pc bath are located at the opposite end, offering separation and privacy for family members or guests. Freshly updated with new paint and light fixtures throughout, the main living space is bright and open with vaulted ceilings and a contemporary colour scheme. The kitchen boasts loads of cabinetry, ample counter space, full tiled backsplash, a handy pantry, and a nearby dining area. From here, new garden doors open to an extended two-tiered deck with a pergola, creating the perfect space for relaxing or entertaining. A convenient laundry room sits just off the kitchen and also provides access to the backyard. The 12x20 garage is fully insulated and boarded (external power) and comes equipped with two workbenches and built-in cabinetry—perfect for DIYers or extra storage. A gardener's dream - there's also a 10x12 shed, also boarded, insulated, and painted, a greenhouse, several garden boxes, and fruit trees, including plum, cherry, and haskap. Relax on the porch swing with an uninterrupted view of the creek through the new frost fence, or unwind in the evening beside a cozy backyard fire. A paved double parking pad at the front of the home offers ample off-street parking. A fantastic

location in a peaceful, family-friendly neighbourhood with just a short walk to Clairmont School and an easy commute to the nearby Industrial Park or G.P. With LOW COUNTY TAXES, this home is an attractive option whether you're looking to settle down or invest. IMMEDIATE POSSESSION AVAILABLE! Arrange your private viewing today!