



GRASSROOTS
REALTY GROUP

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9536 112 Avenue
Clairmont, Alberta

MLS # A2266359



\$235,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shedx2, Gazebo

2012 Built well kept 3 Bed 2 Bath home with county taxes situated in the town of Clairmont. Property is located on a quiet street, and on its own lot. Decent sized entry way welcomes you with must have coat closet. Popular open concept between the kitchen, dining and living room. Living room is nicely complimented by vaulted ceilings and gas fireplace. Dining is large enough for any size of table. Kitchen has adequate cabinet + counter space and pantry. Laundry is situated in its own room, with a door to your back yard deck. Master bedroom hosts walk in closet and full en-suite. Other end of the home has two more bedrooms and full bathroom. Driveway is spacious enough to handle RV parking. Back yard is fully fenced with large deck + gazebo and two sheds great for storage. Book your viewing today as this home will be sure to please.