GRASSROOTS REALTY GROUP

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A, 9519 112 Avenue
Clairmont, Alberta

MLS # A2289416

$319,900

Division:	N/A		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,152 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	MDR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: refrigerator, stove, washer, dryer, dishwasher, window coverings

End unit, fully finished, and beautifully maintained — this 4 bedroom, 2.5 bathroom townhome in Clairmont is move-in ready and packed with value. Built in 2018 and now upgraded with central air conditioning, this home offers a bright, functional layout perfect for families or first-time buyers. The main level features durable vinyl plank flooring, a spacious kitchen with ample counter space, and soft-close cabinets and drawers for a clean, modern feel. Upstairs you’ll find 3 bedrooms, including the primary suite with a walk-in closet, plus a full 4-piece main bathroom. The fully developed basement adds a fourth bedroom and an additional bathroom featuring a tile tub surround. Outside, enjoy the rear deck, fenced yard, and a parking pad for two vehicles. Located in the growing community of Clairmont, close to a K–8 school, bike park, splash park, and convenience stores, this home checks all the boxes for comfortable, low-maintenance living. Reach out to your realtor today to book a showing! Virtual tour available as well.

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