



**9515B 112 Avenue
Clairmont, Alberta**

MLS # A2290239



\$309,900

Division:	N/A		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,218 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Blinds

This stylish and well-maintained 1,218 sq ft townhome offers an outstanding opportunity for first-time buyers looking for an affordable home, as well as investors seeking a strong and reliable return. Located in the desirable Northfield Landing community in Clairmont, this 2-storey townhouse offers a functional, well-designed layout with 3 bedrooms and 1.5 bathrooms. The main floor is open and bright, with large windows at both the front and back of the home allowing natural light to flow throughout. The kitchen is finished with crisp white cabinetry with soft-close drawers and doors, stainless steel appliances, and a central island with bar seating. Tucked away just off the kitchen is a convenient 1/2 bath. The open-concept design is ideal for entertaining and everyday living with easy-care vinyl plank flooring running throughout the main level. Upstairs, the layout continues to impress with three generously sized bedrooms and a full 4-pc bathroom. The spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet. The undeveloped basement, complete with laundry area, offers endless possibilities to add your own personal touch and enhance the home's value with future development. The fully fenced backyard is surprisingly large, extending approx. 70ft, and features a deck perfect for relaxing or entertaining and the property is completed with a convenient concrete parking pad. The home still benefits from the remainder of the 10-year Progressive New Home Warranty, which began December 31, 2018, along with durable 50-year shingles for added peace of mind. Plus LOW COUNTY TAXES and no Condo fees! Clairmont is a vibrant and growing community with a K school, skate park, multiple playgrounds, and miles of scenic walking trails, all while being just five minutes from the Clairmont Industrial Park, home to

hundreds of service companies. This townhome combines smart design, excellent location, and long-term value. The current tenancy ends March 31, 2026, making this an appealing option for investors as well. Call to arrange your private viewing!