



9517 111 Avenue  
Clairmont, Alberta

MLS # A2300710



**\$285,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	25-72-6-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** appliances

This updated home is located on a quiet street in Clairmont. Many recent upgrades include paint, appliances (approx. 5 years old), roof (approx. 6 years old), flooring and overall is a well maintained home. Other nice features include a large shed with a concrete floor, Central A/C, newer hot water tank (2019) and a nicely landscaped yard along with good parking. The floor plan of this home offers 2 bedrooms, a full bathroom and an entrance at the front of the home; In the middle of the home you will find a kitchen living and dining area featuring vaulted ceilings, ample cabinetry, large spaces, a kitchen island, updated appliances and is a nice modern space. The back of the home has another entry/laundry room and a primary bedroom with a full en-suite. Call your favorite agent to view.