



GRASSROOTS
REALTY GROUP

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11201C 95 Street
Clairmont, Alberta

MLS # A2131526



\$274,900

Division:	N/A		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	25-72-6-W6
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

INVESTOR ALERT!!! This well kept, 3 bedroom 1.5 bath row house style home (w/ NO CONDO FEES) is located in Clairmont which is an excellent place to invest and live, county taxes significantly less than GP, an amazing K-8 school, lots of parks & walking trails. Cabinets & drawers are soft close & drawers are real wood dovetail jointed. Vinyl plank is throughout the main floor and bathrooms, stairs, 2nd floor hallway and bedrooms are carpet. The basement is unfinished but has the rough in for a bathroom and there is room for a recroom or two bedrooms. The huge fenced yard is 65' from the back of the home to the back fence. Your favorite Realtor is dying to show you this property. Call to view it today!!