



**C, 9524 113 Avenue  
Clairmont, Alberta**

**MLS # A2134686**



**\$287,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Tankless Hot Water		

**Inclusions:** NONE

cash-flowing row house in Clairmont with a garage, deck, and fenced yard, featuring a secure 1-year lease at \$2000/month including water Plus Utilities until January 1st 2025. This stunning home boasts 3 bedrooms, 2.5 bathrooms, including a spacious master suite with a walk-in closet and ensuite shower. The kitchen features stainless steel appliances, soft-close cabinets, and real wood soft-close drawers, with vinyl plank flooring throughout the main level and bathrooms. Bonus features include hot water on demand, a 10-year new home warranty, and 50-year shingles. The main floor offers an open-concept kitchen, living room, dining area, and a half bath, while upstairs has 3 generous bedrooms and 2 full bathrooms. The unfinished basement is ready for your personal touch, with space for a full bathroom, rec room, or additional bedrooms. The large backyard is seeded for grass and fenced for privacy. Enjoy low county taxes (approximately \$157/month, 48.9% less than GP), no condo fees, and nearby parks, schools, trails, a splash park, and a skate park! Home includes stainless steel kitchen appliances (fridge, stove, dishwasher, over-the-range microwave), washer & dryer, front yard sod, backyard seeded to grass, and the balance of the 10-year new home warranty. Don't miss out on this fantastic home in a vibrant community!