



**D, 11201 95 Street
Clairmont, Alberta**

MLS # A2146348



\$275,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,176 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautiful 4-bedroom, 2.5-bathroom home located in the charming community of Clairmont. This end unit boasts an open-concept floor plan, bathed in natural light from an abundance of large windows. The modern kitchen features stainless steel appliances, sleek white soft-close cupboards, and an inviting eat-up bar, perfect for casual dining. Step outside from the kitchen to enjoy the deck and spacious backyard – ideal for outdoor entertaining. Upstairs, you'll find three generously sized bedrooms and a stylish 4-piece bathroom. The basement offers additional living space with a rec room, a fourth bedroom, a luxurious 3-piece bathroom with a beautifully tiled shower, and a convenient laundry room. This home, being an end unit, provides a larger backyard and the benefit of only sharing one common wall. Clairmont offers a fantastic living experience with a K-8 school, skate park, playgrounds, and scenic walking trails all within close proximity. Additionally, it's just a 5-minute drive to Clairmont Industrial Park, where you'll find all the amenities you need. Enjoy the advantage of no condo fees and low county taxes (\$153 per month). Don't miss the opportunity to make this stunning home yours – book your showing today!