



# GRASSROOTS

REALTY GROUP

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11213 98 Street  
Clairmont, Alberta

MLS # A2301662



## \$359,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Central

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR-4

**Utilities:** -

**Inclusions:** N/A

This well-kept modern two-storey in Clairmont is move-in ready and shows pride of ownership throughout. Offering a large concrete driveway with plenty of space for vehicles, trailers, and dedicated RV parking, plus a spacious yard that's been upgraded with a brand new fence and RV gate for added access and functionality. The backyard also features a new 20 x 20 concrete patio, perfect for relaxing or entertaining, along with two new 10 x 8 sheds for extra storage. Inside, the home is bright and inviting with large windows and a clean, modern feel. The kitchen offers white cabinetry, tiled backsplash, updated stainless steel appliances, and new faucets, flowing nicely into a good-sized dining area with direct access to the backyard. Upstairs you'll find 3 bedrooms including a spacious primary with a 3-piece ensuite and walk-in closet, along with a full bathroom for the additional rooms. The basement is undeveloped and ready for your future plans. A solid home with great upgrades, functional space, and room to grow. Call and book your viewing today!