



GRASSROOTS
REALTY GROUP

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**9915 101 Avenue
Clairmont, Alberta**

MLS # A2309139



\$589,900

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,717 sq.ft.	Age:	1982 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Faces Front, Heated Ga		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Back shed, Hot tub (needs new lid), outside swing. Loft appliances & Furniture, hot plate & fridge

Spacious 6-bedroom, 3-bath home with major exterior updates offering over 1,700 sq. ft. plus a fully developed basement with income potential from the \$1,000/month non-conforming loft suite. Located on a massive 12,000+ sq. ft. lot (over 1/4 acre) on a quiet side street, this property features an incredible outdoor setup with garden boxes, fruit trees, a large shed, hot tub, brick wood fired bbq and plenty of room for the whole family to enjoy. Fruit trees and berries include raspberries, plum, apple, and saskatoons, plus a bonus garden that will be planted so you can enjoy fresh vegetables by the end of summer! Parking is no issue with space for up to 6 vehicles or an RV up to 39' long, plus a heated 22' x 28' garage. Major updates include windows, siding, soffit, fascia, added Styrofoam insulation, extra attic insulation (completed approximately 18 years ago), and shingles (approximately 10 years old), offering peace of mind and energy efficiency. Cozy up to the professionally installed wood-burning fireplace with stunning stone hearth that circulates heat through the furnace ducts, plus enjoy the convenience of a hidden access door from the garage directly to the wood box so you never have to haul firewood through the house. Complete with low county taxes and maintenance-free vinyl fencing, this property combines space, comfort, and exceptional value in a fantastic location.