



**9519D 112 Avenue  
Clairmont, Alberta**

**MLS # A2324422**



**\$319,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** None.

Welcome to this LIKE NEW condition 3 bedroom, 1.5 bathroom end unit home complete with 2 concrete parking pads and a larger, more private lot. The main floor features a bright, open concept layout with durable vinyl plank flooring throughout. The kitchen is finished with soft close solid wood cabinetry, ample counter space, and a convenient eating bar. A 2-piece powder room completes the main level. Step outside to enjoy the south facing, fully fenced and landscaped backyard, offering added privacy thanks to the desirable end unit location. Upstairs, you'll find three spacious bedrooms and a full 4-piece bathroom. The primary bedroom measures 13' x 11'4", providing plenty of room for a king-sized bed, and includes a walk-in closet. The unfinished basement offers excellent potential for future development, with space for two additional bedrooms, a full bathroom, and a family room. Other amazing features entail hot water on demand, 50-year shingles, and the transfer of the remaining Alberta New Home Warranty to you! Outside, you'll appreciate the larger yard, convenient side yard access, and two concrete parking stalls. Located in the welcoming community of Clairmont, you'll be just minutes from the K&#8 school, parks, walking trails, skate park, and the Clairmont Industrial Park, making this an excellent opportunity for first-time buyers, families, or investors looking to build their short or long term rental portfolio.