



GRASSROOTS
REALTY GROUP

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9712 105 Avenue
Clairmont, Alberta

MLS # A2341817



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher

WELCOME HOME! Ideally located in a friendly, established neighbourhood just half a block from the elementary school, this well-cared-for home offers a fantastic combination of space, natural light, a fully developed basement, large fenced yard and oversized detached garage. Step inside to a bright and welcoming main floor, recently professionally painted for a fresh, move-in-ready feel. A huge south-facing window fills the living room with natural light, creating a warm and comfortable space to relax and unwind. The spacious kitchen offers plenty of cabinetry and workspace and opens directly to the bright dining area, making the layout perfect for everyday family living and entertaining. The kitchen and bathroom cabinetry have also been freshly painted, giving both spaces a clean, updated look. The kitchen island can remain with the home, providing additional prep space and storage. Recent appliance updates include a refrigerator approximately two years old and dishwasher approximately one year old. From the dining area, step outside onto the deck overlooking the large, fully fenced backyard. There is plenty of room for kids, pets, gardening and summer entertaining—and with the elementary school so close, you can even see it from the property! The main level offers THREE BEDROOMS along with an updated full bathroom and newer toilet. Downstairs, the fully developed basement adds an impressive amount of additional living space. Large basement windows bring in excellent natural light, while the layout includes a SPACIOUS BEDROOM WITH WALK-IN CLOSET, an additional bedroom, family room, full bathroom, laundry area and plenty of storage. With five bedrooms between the two levels, there is room for a growing family, guests, home offices or hobby spaces. Outside, the detached 24' x

24' GARAGE is boarded and insulated and provides excellent space for vehicles, toys, tools or the handyman. The garage is not heated but is equipped with power, including a 220V plug on the west interior wall. The existing workbenches will remain, making the space ready for your next project. Important updates include shingles on BOTH THE HOUSE AND GARAGE completed in 2021 and a hot water tank replaced in 2023. The home also features a concrete foundation. With its bright interior, five bedrooms, developed basement, oversized garage, fenced yard and incredibly convenient location near the elementary school, this is an excellent opportunity for buyers looking for a comfortable family home with room to grow. Move in and enjoy!