



**B, 9516 113 Avenue  
Clairmont, Alberta**

**MLS # A1041778**

**\$284,900**



<b>Division:</b>	Clairmont		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	-		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	2020 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Wired for Data

**Inclusions:** Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel Dishwasher, Washer, Dryer, Front Sod, Rear Yard Seeded, Progressive 10 Year New Home Warranty. GST included in the price with the rebate to the builder.

THE "DANIEL"- BRAND NEW AND BEAUTIFUL TOWNHOME WITH GARAGE IN NORTHFIELD LANDING. This functional and smart townhome home is perfect for those who are in search of their first home, or the savvy investor looking for an exceptional ROI. This unit features an attached and insulated garage, perfect for the cold Alberta winters. The smart design has a main floor kitchen, dining and living room, and powder room, with 3 bedrooms and 2 full baths upstairs. Primary bedroom is large and has a walk-in closet as well as a full en-suite. Basement is undeveloped, but could be developed into 2 extra bedrooms and a full bath. The DANIEL palette is sharp, contemporary as well as functional and rugged, a perfect backdrop for just about any demographic of occupants. White cabinets, modern paint and trim and vinyl floors throughout. Each unit includes Stainless Steel Appliances, Landscaping and 10 year Progressive Home Warranty. With rents being typically over \$1900 per unit, these units come with many benefits over buying pre owned or in the City... New Home Warranty: Cut down on Repair and Maintenance Costs. County taxes: roughly 50% of City Taxes. No Condo Fees. New Home Energy Efficiencies: Units feature a High Efficiency Furnace, Hot Water On Demand, LED Lighting and other energy saving features in construction. cut down on utility costs. Northfield Landing in Clairmont is the 'IT' place to invest smart in Northern Alberta with its amazing industrial business', current amenities, and area structure plan for much more! It's easy to see why the Wilton Front-Back Duplex is the best choice in the Peace Country for investors and first time buyers alike! Stay Warm, stay stylish and grow your investments with the DANIELI in Northfield Landing! UNIT B IS AN INTERIOR UNIT