

**Unit C, 11201 95 Street
Clairmont, Alberta**

MLS # A2158344



\$255,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | N/A | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,104 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------------|
| Heating: | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | 25-72-6-W6 |
| Exterior: | Mixed, Vinyl Siding, Wood Frame | Zoning: | RM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

INVESTOR ALERT!!! This well kept, 3 bedroom 1.5 bath row house style home (w/ NO CONDO FEES) is located in Clairmont which is an excellent place to invest and live, county taxes significantly less than GP, an amazing K-8 school, lots of parks & walking trails. Cabinets & drawers are soft close & drawers are real wood dovetail jointed. Vinyl plank is throughout the main floor and bathrooms, stairs, 2nd floor hallway and bedrooms are carpet. The basement is unfinished but has the rough in for a bathroom and there is room for a recroom or two bedrooms. The huge fenced yard is 65' from the back of the home to the back fence. Your favorite Realtor is dying to show you this property. Call to view it today!!