

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

MLS # A2158379



\$264,900

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

VACANT & READY FOR IMMEDIATE POSSESSION!! This well kept, 3 bedroom 1.5 bath townhouse (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. With Vinyl plank is throughout the main floor and bathrooms. The stairs, 2nd floor hallway and bedrooms are carpet. You have 3 bedrooms up with 1 full bathroom. 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. Call to view it today!!