

**9720 113 Avenue
Clairmont, Alberta**

MLS # A1057740



\$264,900

Division:	Clairmont		
Type:	Residential/House		
Style:	Bungalow, Modular Home		
Size:	1,231 sq.ft.	Age:	2014 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, No Garage, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot, See R		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	25-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-4
Foundation:	Concrete	Utilities:	Natural Gas Connected, Garbage Collection, Sewer C
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: -

Backing onto an acreage, this home should definitely be on your list. Over 1200 square feet all on one level, large bedrooms, open concept living area and a large back yard make this home the whole package all for under \$265,000. Clairmont is an up and coming town with all kinds of new and exciting developments taking place. Check out "Clairmont Heights" on YouTube to see what the County has in mind! Lower county taxes and a quick commute to all the city has to offer as well. This home is in excellent shape and also has a gas fireplace to keep cozy on those cold Northern Alberta nights. This high quality prefab home is has a full basement that is huge and nicely laid out with large windows and lots of options for development. Yard is fully fenced and is one of the larger yards on the street.