RE/MAX GRANDE PRAIRIE

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9710 105 Avenue
Clairmont, Alberta

MLS # A2356358

$384,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Cleared, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RR4
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

Inclusions: N/A

If you've been searching for a beautifully maintained home with exceptional parking, an oversized garage, a fully developed basement, and a fantastic yard, this one deserves your attention! Proudly cared for by the same owners for over 20 years, this impressive property showcases tremendous pride of ownership inside and out, all while being conveniently located just half a block from an elementary school in a mature, established neighbourhood. One of the standout features is the incredible amount of parking, with a spacious double gravel driveway extending along the side of the home to the 20' x 24' detached garage, easily accommodating multiple vehicles, RVs, trailers, or recreational toys! The garage itself is insulated, drywalled, and set up for a heater, offering excellent versatility for parking, storage, or projects. Beyond the driveway, you'll discover a beautifully kept, fully fenced backyard with attractive fencing, a generous rear deck, enclosed hot tub area, and storage shed, while the meticulously maintained front deck provides another wonderful outdoor space to relax and enjoy. Inside, this inviting 4-bedroom, 2-bathroom home offers a warm, welcoming atmosphere with an abundance of natural light and durable hard-surface flooring throughout much of the interior. The spacious living room is highlighted by a large south-facing window, while the adjoining kitchen features rich espresso cabinetry, stylish black appliances, and a practical U-shaped design with excellent storage and workspace. Beautiful hardwood flooring in remarkable condition adds timeless character to the upper level, which also includes three comfortable bedrooms and a tastefully renovated bathroom featuring an eye-catching tiled tub surround. The fully finished basement adds an entirely new dimension of living space, featuring an enormous family and recreation room warmed by a cozy pellet

stove, a fourth bedroom, and a second full bathroom complete with an oversized corner jetted tub. For growing families or those needing additional space, the expansive recreation room could easily be reconfigured to accommodate a fifth bedroom without sacrificing the entire entertainment area! With its thoughtfully maintained interior, generous living spaces, impressive parking capacity, fantastic outdoor amenities, and long history of attentive ownership, this property delivers an outstanding combination of practicality, comfort, and value. A wonderful place to call home with plenty of room for your family, vehicles, and all the extras that come with them!

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