

**9722, 108 Avenue Avenue
Clairmont, Alberta**

MLS # A2215435



\$235,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Window Blinds

HOME OWNERSHIP BEGINS HERE! Set your eyes on this one, on its OWN LOT for \$235,000 in Clairmont! Complete with 3 Bedrooms, 2 Bathrooms, a Laundry Room, open concept Kitchen/Dining & Living Room. Deck! Backyard. Parking suitable for an RV… This home has been renovated and it’s LOVELY in there. Natural light shows off the neutral colour tones. Completely renovated Kitchen with white cabinetry. Stainless steel appliances. Beautifully refreshed bathrooms with tile walls, stunning vanities, and newer flooring throughout! Roof is about 8 years old. Hot Water Tank just 8 years old. Furnace is just 6 years old and your Washer&Dryer just about new at 2 years old. Affordable home ownership AND peace of mind. This home has seen some nice improvements over the years. Appealing property taxes—just over \$1,000 per year, significantly less than being in the city, all while being only a 10-minute drive away. Clairmont is an excellent choice for first-time home buyers and young families. There are plenty of parks, paved walking trails, a skate park, a splash park, and a K-8 public school within the community! Take a look today!