

9708 103 Avenue
Clairmont, Alberta

MLS # A2231858



\$318,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: n/a

Move-In Ready 5 bedroom, 3 bathroom Bungalow located in Clairmont! This beautifully updated bungalow is just a block from local schools and steps from parks and playgrounds—making it an ideal family home! Step inside to find modern vinyl plank flooring and a fresh coat of paint throughout. The open-concept layout offers flexibility for various setups and is filled with natural light from large windows and sliding patio doors that lead to the backyard and deck. On the main floor, you'll find 3 bedrooms and 2 full bathrooms, including a primary suite with private ensuite. The basement adds 2 more bedrooms, another full bathroom, a laundry room, and a spacious rec room. Nearly every aspect has been upgraded over the last couple of years, including the kitchen cabinets and countertops, stainless steel appliances, roof and shingles, windows, plumbing and sewer lines, wiring and electrical panel, and added spray foam insulation. Sitting on a wide 50' lot with alley access, the large backyard is perfect for kids, pets, or outdoor gatherings. The property includes a 9' x 10' shed for extra storage and an 18' x 36' garage foundation footing, ready for your future garage. A spacious driveway offers ample parking for multiple vehicles, trailers, or toys. Situated on a quiet street away from main roads, this home truly checks all the boxes. Don't miss your opportunity—book your showing today!