

9603 102 Avenue
Clairmont, Alberta

MLS # A2238718



\$229,900

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|-----------|--------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,216 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Parking Pad, Paved | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Lawn, Private | | |

| | | | |
|-------------|--|------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 25-72-6-W6 |
| Exterior: | Vinyl Siding | Zoning: | RR-4 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s) | | |

Inclusions: 2 sheds

Welcome to this well-maintained 3 bedroom, 2 bath home in the community of Clairmont. Sitting on a generous 50x120 lot, this property offers excellent outdoor space and lots of room if you wanted to add a garage in the future. Inside, you'll find a bright, open-concept living area that's ideal for everyday living and entertaining. The kitchen features a pantry, wall oven, and stovetop, offering both convenience and efficiency. The home's layout includes two bedrooms and a full bathroom at one end, while the primary suite is located at the other, complete with a walk-in closet and private ensuite. Outside, you'll enjoy a large deck, two storage sheds, and a fully fenced yard with a large RV gate. The front paved parking pad was recently refinished providing space for off street parking. Recent updates include new shingles installed in 2018, a new fence added in 2017, and a new furnace installed in 2023, giving peace of mind for years to come. This home is ready for immediate possession, so book your showing and start packing today!