

**9713 103 Avenue
Clairmont, Alberta**

MLS # A2246165



\$195,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1964 (61 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Asphalt	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Affordable home with huge potential in the quiet hamlet of Clairmont! This cute 2-bedroom, 2-bathroom bungalow offers the perfect opportunity for a starter home, investment property, or renovation project. The partially finished basement adds extra space and flexibility, and while the home is a fixer-upper, it's full of potential for the right buyer. The highlight is the nice sized detached shop — perfect for storage, hobbies, or a workspace. Located on a peaceful street with lower county taxes and a private yard. Bring your vision and make it your own!