

**9510 110 Avenue  
Clairmont, Alberta**

**MLS # A2250193**



**\$217,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

VERY WELL-KEPT MANUFACTURED HOME ON ITS OWN LOT IN CLAIRMONT!!! This home has 3 bedrooms and 2 bathrooms and sits on a good size lot with a 46 ft treated wooden deck. Open concept kitchen, dining, and living room. There is a 12 x 20 heated shop, a 10 x 10 insulated storage shed, and RV parking. Schools, shopping, walking trails, and a kids skate park make Clairmont a great community for a young family or if you are looking to downsize. Book your showing today!!!