

**9713 102 Avenue  
Clairmont, Alberta****MLS # A2276815****\$255,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, SHED, \$1500 Appliance Allowance

Like NEW! A must see that is Bright and Cheery 1316 SQFT home on its OWN MASSIVE CORNER LOT with REAR ALLEY access! 3 beds 2 baths. Fenced yard with shed. Huge Driveway enough for RV parking! Immediate Possession Available. This could be a great starter home or rental property! \*Includes a \$2500 appliance allowance \*Notable features - insulated rapid wall skirting, new vinyl windows, new flooring throughout, completely drywalled, brand new kitchen with soft closing doors and drawers, newer furnace + more! This place shows like a NEW!