

**9614 103 Avenue  
Clairmont, Alberta**

**MLS # A2281138**



**\$220,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours |               |                   |

|                    |   |                   |            |
|--------------------|---|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -          |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | 25-72-6-W6 |
| <b>Exterior:</b>   | Mixed, Vinyl Siding   | <b>Zoning:</b>    | RR-4       |
| <b>Foundation:</b> | Piling(s)   | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s) |                   |            |

**Inclusions:** N/A

Welcome to this charming mobile trailer located in Clairmont on an owner-owned lot of 6,620 sq ft. Offering 1,216 sq ft of comfortable living space, this home features an open floor plan with two entrances, perfect for easy access and flow. Inside, you'll find 3 bedrooms including a spacious primary bedroom complete with a 4-piece ensuite bathroom for your privacy and convenience. The home boasts 2 full bathrooms in total, accommodating family and guests comfortably. This home shows pride of ownership and has been nicely maintained throughout. The kitchen is updated with a brand-new dishwasher and is open to the living area, creating a warm and inviting space for gatherings. Laundry is a breeze with a newer, large-capacity stacked washer and dryer set, capable of handling bulky items like a king-size comforter. Step outside to enjoy two decks—ideal for relaxing or entertaining—and a completely fenced yard, providing privacy and a safe space for children or pets. The backyard backs onto a school, offering a peaceful and open view. This property combines the benefits of mobile home living with the advantage of a large, owner-owned lot. Don't miss this opportunity to own a well-maintained, move-in ready home in a great location!