

**9707 104 Avenue
Clairmont, Alberta****MLS # A2283427****\$199,999**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bi-Level		
Size:	950 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RR4
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions:	SHED
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This lovely mobile home is ideally located just steps from the school in Clairmont and has been freshly painted, making it truly move-in ready. A large porch addition provides extra living space, while the functional kitchen and spacious living area create a comfortable layout. The home offers three bedrooms and a good-sized full bathroom. Outside, you'll find a fully fenced yard complete with a deck—perfect for BBQs and relaxing. Numerous updates have been completed over the past 5 years, including the roof resealed (2025), new interior paint (2025), new heat tape under the home (2025), home re-levelled on its blocks (2025), new washing machine (2025), refrigerator (2022), new fencing (2022), furnace (2021), and hot water tank (2021).