

**9707 109 ave Avenue
Clairmont, Alberta**
MLS # A1015200


\$165,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	-		
Size:	1,216 sq.ft.	Age:	1998 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Asphalt, Exterior Walls 2'x6'	Zoning:	rrm
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: fridge, stove dishwasher, washer and dryer

3 bedroom 2bathroom manufactured home in Clairmont on its own lot and less than a block to a park. This home has a very nice open layout in the kitchen living room and dining room. The living has been upgraded to laminate flooring and has gas fireplace. The kitchen has a walk in pantry and most of the appliances have been updated. The Master bedroom has a large closet and an ensuite with a soaker tub shower combo. At the other end of the home are two spare bedrooms and another 4 piece bathroom. The back yard has a shed with real trusses not just a shed package and there is a deck. Clairmont has a great k-8 school, many parks and walking trails and property tax that is 48.9% less than Grande Prairie