

**9712 108 Avenue  
Clairmont, Alberta**

**MLS # A2155430**



# \$229,900

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <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 (26 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                      |               |                   |
| <b>Lot Feat:</b> | City Lot                       |               |                   |

|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl           | <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>    | RR4 |
| <b>Foundation:</b> | Piling(s)       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks     |                   |     |

**Inclusions:** N/A

Looking for a move-in ready home or rental opportunity? Look no further! This fresh 1216 sqft manufactured home has everything you need and more. Nestled on a tranquil street just minutes from Clairmont k-9 School, this home boasts 3 bedrooms and 2 full bathrooms. Step into the inviting kitchen, designed for effortless entertaining, complete with a stylish tile backsplash, stainless steel appliances, and a spacious dining area that opens onto a generous 12 x 16 deck - perfect for outdoor gatherings and relaxation. Throughout the rest of the home, you'll find vinyl plank flooring, offering both durability and contemporary style. The master bedroom easily accommodates a king-size bed and features a luxurious ensuite with a jetted tub and a walk-in closet. Two additional bedrooms are conveniently separated by a well-appointed 3-piece main bathroom. Outside, the fenced yard provides privacy and tranquility, complete with a fire pit and shed. Ample parking space is available, with the added bonus of RV parking for those who love adventure. Don't miss out on the opportunity to make this your new home! Schedule your showing today. Possession can be relatively quick!