

**9702 101 Avenue
Clairmont, Alberta**

MLS # A2173031



\$265,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	1,457 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Block, Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shed x 2

This cozy home in Clairmont is situated on a street-side corner lot, creating all the yard space along the length of your home! Just one block South from the Clairmont School, you have the convenience of walks to school every morning and easy park dates every evening! With front and rear parking pads, as well as a double heated detached garage, you will have all the parking you need and more! When you walk inside, you will be greeted immediately by an enormous bootroom with plenty of storage on both sides. Through the bootroom doors you will find your den, perfect for the gamer or reader in the family to have their own space. Through the charming arched doorway will lead you right into your spacious kitchen, where you will notice gleaming stainless steel appliances (all less than 10 years old), beautiful white cabinetry and plenty of sunlight. Past the dining room you will step into your main living room, boasting big windows and plenty of space for a big sectional, perfect for those family movie nights! Down the hall you will find your updated bathroom (with a new vanity sitting in the bootroom if you would like to replace it with something more modern) equipped with a sparkling sliding glass-door shower. Beyond the bathroom you will find the first of three bedrooms, complete with a built in desk / closet, perfect for that little learner. Next is your master bedroom, with a beautiful custom armoire that runs almost the entire width of the bedroom. Across the hall you will find the third bedroom, back entryway / laundry / utility room as well as access to your covered back deck and garage. Enjoy any weather Mother Nature brings at you under the cover of your back deck. This will become your favorite spot to hang out, surely! Your yard is fenced, and cross fenced, to allow your critters space to roam and kids space to play. And last but not least, your garage - the

workmans paradise! There is plenty of storage and built-in shelving out here, as well as a floor drain. Bring your project car and get it running finally, in the comfort of this heated workspace! There is room for the 'regular' car to park in here all winter too, so make sure to share that space ;) You will find two furnaces in the home, one for the main area and one for the addition. The main area furnace was replaced in 2023, and the hot water tank was replaced in 2021. The tin roof was replaced and peaked in 2010, and your back deck was built in 2020. All of the appliances were replaced from 2016-2023. Call your Realtor today to book a showing on this well-maintained, hassle free home in the beautiful Clairmont! *Seller is offering \$2,000 cash back to remodel the bathroom. Tub insert and vanity are on site and will be left with the home if buyer wishes to have a tub instead of a shower*