

**9619 101 Avenue
Clairmont, Alberta**

MLS # A2176829



\$219,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,280 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	1.48 Acres		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Double Vanity, Jetted Tub, Walk-In Closet(s)		

Inclusions: Portable AC, Shed

Welcome to affordable living in Clairmont! This charming 3-bedroom, 2-bathroom mobile home offers the perfect balance of comfort and convenience, with low county taxes (\$102/month) and a location just steps from Clairmont School. The kitchen is equipped with newer appliances, and the home includes an updated furnace (2021) and hot water tank (2020) for added peace of mind. The spacious master suite includes double vanities, a luxurious jet tub, a standing shower, and two walk-in closets. A detached garage/workshop provides extra storage and workspace. The yard is partially fenced with an attached deck, paved driveway, garden area, and several fruit trees/bushes including crab apple, saskatoon, chokecherry, & haskap. Clairmont is a growing community with plenty to offer, including nearby parks, walking trails, and essential services, while being just minutes from Grande Prairie. Enjoy all the conveniences of small-town living with easy access to city amenities. Don't miss this fantastic opportunity!