

9719 108 Avenue
Clairmont, Alberta

MLS # A2208284



\$239,999

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	1.12 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, SHED

Looking for the perfect starter or investment home? This move-in-ready mobile is on an owned lot with no rear neighbors. It features new shingles, 3 bedrooms, and 2 bathrooms, with a spacious open-concept design. The kitchen offers plenty of counter space and cabinetry, plus additional room for a dining area. The living room has new flooring, giving the home a fresh, modern feel. Additional upgrades include a new kitchen (2021), appliances less than 5 years old, a new hot water tank, and a new patio door. Outside, enjoy a maintenance-free Trex deck, perfect for hosting or relaxing. The property also offers ample parking, including space for an RV. Conveniently located near schools and parks, this home is a fantastic opportunity!