

9709 101 Avenue
Clairmont, Alberta

MLS # A2236238



\$169,900

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RR
Foundation:	Block	Utilities:	-
Features:	Pantry		
Inclusions:	2 Sheds		

This well-cared-for 3-bedroom, 2-bathroom mobile home in Clairmont is perfect for first-time buyers looking for affordable living just minutes from Grande Prairie. Owned by the same person for 40 years, it features a metal roof, updated kitchen with newer cabinets and a wall pantry with slide-out drawers, updated flooring, and a beautifully tiled master bathroom. Outside, enjoy the asphalt driveway, parking for 4 plus vehicles or an RV, carport, two storage sheds, including one with power, and a lovely garden, all while benefiting from low County taxes. Other upgrades include: new underbelly, plumbing, new washer and dryer 2 years ago, new lino in kitchen and dining.