

9603 102 Avenue
Clairmont, Alberta

MLS # A2238718



\$229,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s)		
Inclusions:	2 sheds		

Welcome to this well-maintained 3 bedroom, 2 bath home in the community of Clairmont. Sitting on a generous 50x120 lot, this property offers excellent outdoor space and lots of room if you wanted to add a garage in the future. Inside, you'll find a bright, open-concept living area that's ideal for everyday living and entertaining. The kitchen features a pantry, wall oven, and stovetop, offering both convenience and efficiency. The home's layout includes two bedrooms and a full bathroom at one end, while the primary suite is located at the other, complete with a walk-in closet and private ensuite. Outside, you'll enjoy a large deck, two storage sheds, and a fully fenced yard with a large RV gate. The front paved parking pad was recently refinished providing space for off street parking. Recent updates include new shingles installed in 2018, a new fence added in 2017, and a new furnace installed in 2023, giving peace of mind for years to come. This home is ready for immediate possession, so book your showing and start packing today!