

780-296-5892 sellwiththeresa@gmail.com

## 9714 109 Avenue Clairmont, Alberta

MLS # A2240061



\$219,000

Division:	N/A				
Туре:	Residential/Manufactured House				
Style:	Mobile Home-Single Wide				
Size:	1,216 sq.ft.	Age:	2000 (25 yrs old)		
Beds:	3	Baths:	2		
Garage:	Parking Pad				
Lot Size:	0.13 Acre				
Lot Feat:	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: See Remarks

Inclusions: NA

Whether you're a first-time buyer or looking to expand your investment portfolio, this modular home on its own lot in Clairmont is a fantastic opportunity. Offering 3 bedrooms and 2 full bathrooms — including a spacious primary suite with a jetted tub — this home provides comfort and value. Located within walking distance to Clairmont School, the skate park, spray park. Enjoy the perks of lower county taxes in a growing community with great amenities, just minutes from Grande Prairie