

9715 108 Avenue
Clairmont, Alberta

MLS # A2201354



\$214,500

Division:	Clairmont		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,056 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Land, Ho! No lot rent here! Enjoy all the frills of small town living but within a few minutes of City life & all its services! This home is ready for new ownership. 3 bedrooms, 2 bathrooms, open floor plan, kitchen skylight & extra cabinets, no carpet in home and low County taxes are just a few of the great features this property has. Yard is fenced on 3 sides and there are no rear neighbours. There are also 2 sheds for your outside storage of items. Long, black crushed stone driveway can accommodate 4 vehicles or your RV. Brand new hot water tank installed, furnace serviced and ducts cleaned June 2025. Shingles are only a couple years old. Located super close to the Adventure Park, walking trails, Clairmont Lake and the Community School. Contact a REALTOR® today for more info or to view! Quick possession is possible - don't delay - property is selling quick in the area.