

9718 108 Avenue  
Clairmont, Alberta

MLS # A2266574



**\$199,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	shed		

This functional, 1216 sq. ft. home is situated in the desirable, low-tax community of Clairmont, offering three bedrooms and two full bathrooms. The exceptionally large, open-concept floor plan is flooded with natural light, highlighted by a brilliant kitchen skylight. The kitchen is equipped with five essential appliances and classic oak cabinets. The master suite provides a comfortable retreat, featuring new carpet, a four-piece ensuite, and a walk-in closet, while a dedicated laundry room adds practicality. With great proximity to new schools and walking trails, and featuring a clean, landscaped yard with front and rear decks, this property is an excellent opportunity for a first-time home buyer or a smart rental investment.