

**9702 105 Avenue  
Clairmont, Alberta**

**MLS # A2178461**

**\$179,900**



<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Other, Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed

Your Next Project Awaits! This Cozy 3 Bedroom Home is Calling Your Name! Calling all DIY enthusiasts and home renovators! This delightful 3-bedroom, 1-bathroom home is brimming with potential and just waiting for your personal touch. Imagine cozy evenings in the den, laughter echoing through the spacious living room, and weekends spent creating your dream space. Here's what makes this home so special: \* Spacious bedrooms: Each of the three bedrooms offers a comfortable haven for rest and relaxation. \* Laundry room is conveniently located on the main level. \* A blank canvas for your creativity: This home is ready for your personal touches. Think paint colours, updated fixtures, and stylish accents that reflect your unique style. \* A great location: Nestled in a quiet neighbourhood, across from the Clairmont school this home offers a peaceful escape and a family neighbourhood. \* Unfinished basement, gives your creativity a chance to make it your own. \* Affordable opportunity: Don't miss out on this chance to own a piece of history and transform it into your dream home! This home needs a little TLC, but with a bit of love and elbow grease, it can be a true gem. Are you ready to unleash your inner designer? Schedule a showing today and let your imagination run wild!