

780-296-5892 sellwiththeresa@gmail.com

9719 108 Avenue Clairmont, Alberta

Features:

MLS # A2208284



\$239,999

Division: N/A Residential/Manufactured House Type: Style: Modular Home Size: 1,216 sq.ft. Age: 2001 (24 yrs old) **Beds:** Baths: Garage: Parking Pad, RV Access/Parking Lot Size: 1.12 Acres Lot Feat: See Remarks

Heating: Water: Forced Air Floors: Sewer: Laminate, Vinyl Plank **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: See Remarks RR4 Foundation: Piling(s) **Utilities:**

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, SHED

See Remarks

Looking for the perfect starter or investment home? This move-in-ready mobile is on an owned lot with no rear neighbors. It features new shingles, 3 bedrooms, and 2 bathrooms, with a spacious open-concept design. The kitchen offers plenty of counter space and cabinetry, plus additional room for a dining area. The living room has new flooring, giving the home a fresh, modern feel. Additional upgrades include a new kitchen (2021), appliances less than 5 years old, a new hot water tank, and a new patio door. Outside, enjoy a maintenance-free Trex deck, perfect for hosting or relaxing. The property also offers ample parking, including space for an RV. Conveniently located near schools and parks, this home is a fantastic opportunity!