



9518 111 Avenue
Clairmont, Alberta

MLS # A2316651



\$249,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

Affordable home ownership awaits in Clairmont with this spacious 20-wide manufactured home situated on its own lot! Offering 3 generously sized bedrooms and 2 full bathrooms, this well-designed home features an open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating the perfect space for family living and entertaining. The cozy gas fireplace adds warmth and charm to the main living area, while the functional laundry room provides additional space for a deep freeze and extra storage. The primary bedroom is a true retreat with its own private ensuite, and the additional bedrooms offer plenty of room for family, guests, or a home office. Step outside to enjoy the large yard, complete with a spacious deck that's perfect for summer BBQs and relaxing evenings, along with a storage shed for all your outdoor essentials. Combining comfort, space, and affordability, this is an excellent opportunity to own a move-in-ready home on your own lot in the growing community of Clairmont.