



9708 104 Avenue
Clairmont, Alberta

MLS # A2320566



\$149,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	886 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	Electricity Connected
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, shed, raised garden beds, wishing well and pallets.

Affordable home ownership with no pad fees! This older manufactured home sits on its own spacious lot in Clairmont and offers a functional open-concept layout with 2 bedrooms and 1 bathroom. The home includes all appliances, newer shingles, and is set on concrete pilings. Enjoy outdoor living with a 6' x 10' porch, a large 13' x 19' rear deck, fenced yard, and numerous raised garden planters. Located on a quiet street with a convenient front parking pad, this property is perfect for first-time buyers, downsizers, or investors. Low property taxes of approximately \$85 per month add to the affordability. A great opportunity to own your own lot and enjoy budget-friendly living!