



9908 103 Avenue  
Clairmont, Alberta

MLS # A2321038



**\$284,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

NEW NEW NEW !!! Fully renovated mobile on it's own lot with a large detached garage! Unique family home with multiple bedrooms and 2 beautiful brand new bathrooms. Opportunity here for an Investment to rent out or great Airbnb or Crew House potential. Open concept featured in the kitchen / dining & great room. This mobile was fully gutted and includes many upgrades. New wiring, new insulation, new drywall, new bathroom fixtures, new flooring, new paint, new roof, new soffits & fascia. You name it and its new. The driveway will accommodate many vehicles and has RV storage capabilities. The garage is a big bonus and will accommodate all the manly toys a guy could want! Detached garage is fully insulated, drywalled and heated. Did I mention the affordable tax base in Clairmont and its located very close to shopping and the school. Don't miss out on this Clairmont beauty today!