



GRASSROOTS
REALTY GROUP

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9610 101 Avenue
Clairmont, Alberta

MLS # A2325145



\$209,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer, Dryer, Window Coverings

Economically priced, enjoy NO lot rent fees & County property taxes on this 3 bedroom & 2 bathroom mobile home in Clairmont. Home is on a large, 6,000 square foot lot with a few trees, including an apple tree in the side yard. Fenced backyard has 2 handy sheds for outside storage. New shingles, front door & living room window installed in 2025. Inside has vaulted ceiling, white kitchen cabinets and valuable privacy with primary bedroom & ensuite at opposite end of the other 2 bedrooms & main bathroom. Appreciate the local area with water & skate park, Clairmont Community Centre and Arena, a seniors complex, local fire and EMS services, schools, & parks. Live life in a friendly community with a small town feel but on the doorstep of the City of Grande Prairie and under 10 minute drive to both the Town of Sexsmith & the County Sportsplex. Contact a REALTOR[®]; today for more information or to view!