



GRASSROOTS
REALTY GROUP

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9905 103 Avenue
Clairmont, Alberta

MLS # A2327440



\$299,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, 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:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Immaculate 1520 sq. ft. SRI Homes modular (2012) that has been recently repainted, new carpeting and sits on a 75'x120' lot in the Town of Clairmont. This home is clean and ready for a new owner right now. It is located on an interior city street with a children's park one property away and walking distance to the Clairmont elementary school. There are 4 bedrooms & 2 bathrooms. The Master bedroom has a 4pc. ensuite bathroom and walk in closet. Three bedrooms and the main bathroom are located at the front of the home. The living room features a vaulted ceiling and gas fireplace. The kitchen has nice cabinetry with lots of counter space and several brand new stainless appliances (stove, dishwasher, & built in microwave) also with a stainless fridge. The kitchen features an island and walk in pantry. The dining area has garden doors with access to a deck and extra built in cabinetry for more storage. There is a laundry room with front loading washer/dryer which is also a porch area and another entrance into the home. There is a 10'x10' Shed in the yard and the yard is partially fenced. This is an ideal set up for a family with the nice large yard and children's park close by. Immediate possession is available.