



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9507 108B Avenue
Clairmont, Alberta

MLS # A2332070



\$290,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,440 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

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

Inclusions: shed

Why pay lot rent when you can own both your home and the land? This like-new 2002 Winalta Home is situated on its own lot in the desirable Wynngate Estates of Clairmont, offering affordable home ownership with no monthly lot fees. Located on a quiet cul-de-sac, this exceptionally well-maintained home has seen numerous updates and upgrades, making it truly move-in ready. Inside, you'll find a bright and inviting floor plan featuring three spacious bedrooms, two full bathrooms, a large kitchen with plenty of cabinetry and workspace, and a comfortable living room that's perfect for relaxing or entertaining. Step outside onto the huge deck overlooking the freshly re-landscaped, fully fenced yard—an ideal space for summer barbecues, children, or pets. An 8' x 20' powered storage shed provides excellent space for tools, hobbies, or additional storage. Additional features include air conditioning for those warm summer days and a cozy wood stove to keep you warm during the winter months. If you're looking for an affordable property that offers outstanding value without sacrificing comfort or quality, this beautifully maintained home deserves a look. Clean, updated, and ready for its new owners—simply move in and enjoy!