



GRASSROOTS
REALTY GROUP

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9709 107 Avenue
Clairmont, Alberta

MLS # A2332263



\$254,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,143 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RR-3
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome home to this well-loved and maintained property in the heart of Clairmont! Offering 1,140 sq. ft. of functional living space, this 3-bedroom, 2-bathroom home features a practical layout, a spacious and beautifully maintained yard, and the added bonus of your own garage. Located just steps from the splash park and skate park, it's an ideal location for families, first-time buyers, or anyone looking for affordable homeownership. Best of all, you'll own your land - meaning no lot rent. Affordable, functional, and ready for its next chapter.