



GRASSROOTS
REALTY GROUP

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9511 111 Avenue
Clairmont, Alberta

MLS # A2335570



\$299,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	See Remarks
Foundation:	Piling(s)
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS, SHEDS

VERY WELL-KEPT MANUFACTURED HOME ON ITS OWN LOT IN CLAIRMONT! This spacious 1,520 sq. ft. home offers four bedrooms and two full bathrooms. The bright, functional kitchen features abundant cabinetry, a pantry, a centre island with an eating bar, and a dining area with garden patio doors leading to a beautiful covered deck—perfect for relaxing or entertaining. The inviting living room is highlighted by a cozy gas fireplace, while the generous primary suite includes a walk-in closet and full ensuite with a soaker tub. At the opposite end of the home, you’ll find three additional good-sized bedrooms and another full bathroom. A large entrance with a convenient laundry area adds to the home’s practical layout. Outside, enjoy a fully fenced and landscaped yard with plenty of room, planter boxes, a large covered deck with storage access underneath, and ample storage, including 3 yard sheds. Exceptionally clean and move-in ready—book your showing today! Notable features - Newer washer and dryer and cheap clairmont county taxes!