



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9713 105 Avenue
Clairmont, Alberta

MLS # A2343422



\$392,500

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	Fridge in Garage		

Looking for a Great Bungalow that meets all your requirements? Total of 4 bedrooms, 2 baths, main floor laundry, large heated double garage, lots of extra parking on driveway, huge fenced yard with rear deck, and patio at front entrance, and garden Shed? Then this may be the home for you. Close to school. Don't wait, call to view anytime. Possession is negotiable. (Updates in last 3 years: Upper level painted, all new light fixtures, Kitchen appliances have all been replaced recently, Garage just painted inside, new back deck and landscaping, Sink and vanity replaced in both bathrooms, Driveway was widened for 3 vehicles, and Furnace motor been replaced.)