



GRASSROOTS
REALTY GROUP

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9711 103 Avenue
Clairmont, Alberta

MLS # A2345770



\$219,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window A/C unit, playcenter, firewood, and two sheds.

Affordable home in Clairmont with QUICK POSSESSION available. This is a 16' x 76' manufactured home is on its own large 50' x 120' lot. Features 3 bedrooms, two full bathrooms with jetted tubs, some new light fixtures, tile backsplash in kitchen, vaulted ceilings, newer flooring throughout most of the home, recently painted, skirting was redone, and has new shingles. Also has newer fridge, stove and dishwasher. Outside offers a large fenced lot, large parking pad, and two sheds for storage.