



**40, 9824 104 Avenue**  
**Clairmont, Alberta**

**MLS # A2169052**



**\$39,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	25-72-6-W6
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

This charming home is in need of some TLC and features 3 bedrooms and 1 bathroom. With a newer furnace and some updated windows, it's a great opportunity for those looking to personalize their space. Enjoy a generous fenced yard, perfect for outdoor activities, and take advantage of the close proximity to Clairmont School. The lot rent includes water, sewer, and garbage services. Don't miss out!