

**9602 100 Avenue**  
**Clairmont, Alberta**

**MLS # A2183194**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	25-72-6-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** All Appliances sold as/is where is on possession date

This modular home is situated on a desirable corner lot in the charming community of Clairmont. It features a spacious layout with 3 bedrooms and 2 full bathrooms, providing ample room for families or individuals seeking a comfortable living space. The exterior of the home is highlighted by a stunning wrap-around deck, perfect for enjoying sunny days, entertaining guests, or relaxing with a cup of coffee while overlooking the yard. The deck seamlessly extends the living space outdoors, adding a touch of charm and functionality to the property. The single-car garage is conveniently located, offering secure parking and additional storage space. The garage's placement on the corner lot provides easy access and enhances curb appeal. Inside, the home boasts a modern, open-concept design. The kitchen, dining, and living areas flow effortlessly, creating a welcoming environment for gatherings or day-to-day living. The primary bedroom includes an ensuite bathroom for added privacy and convenience, while the two additional bedrooms share a second full bath, making the home ideal for families or hosting guests. The corner lot provides extra outdoor space, adding to the property's appeal with more room for landscaping, gardening, or other outdoor activities. Located in Clairmont, this property combines the comforts of home with the peaceful atmosphere of a close-knit community.