

9608 101 Avenue
Clairmont, Alberta

MLS # A2192234



\$249,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,209 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: Shed, Garage heater

Charming & Updated 3-Bedroom Home with Double Garage in Clairmont Welcome to this beautifully maintained 3-bedroom, 2-bathroom home in the wonderful community of Clairmont, AB. Built in 2002, this property sits on its own lot and features a large yard with a shed, making it perfect for families, entertaining, or simply enjoying outdoor space. Key Features: 3 Bedrooms & 2 Bathrooms – Spacious and functional layout, Attached Double Garage – With 220 amp service, perfect for parking, storage, or a workshop, Large Yard with Shed – Ideal for kids, pets, and outdoor enjoyment, Primary Bedroom with Ensuite – A private retreat for relaxation, Incredible Value – A great opportunity for homeownership at an affordable price. Recent Upgrades & Updates: New flooring in the master bedroom and living room, New trim throughout the home, New range hood microwave, dishwasher, washer & dryer, New shingles (2018) for long-term peace of mind. This home is move-in ready and offers the perfect blend of comfort, convenience, and affordability. Whether you're a first-time buyer, a growing family, or looking for an investment, this property checks all the boxes! Don't miss out! Book your showing today and come see the value for yourself.