

9727 108 Avenue
Clairmont, Alberta

MLS # A2254771



\$185,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Gravel Driveway, Off Street, Parking Pad, RV Access/		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Other

Foundation: ICF Block

Features: Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR-4

Utilities: -

Inclusions: N/A

IMMEDIATE POSSESSION!! Looking for your first home or an Investment property? This 3 BED | 2 BATH manufactured home in Clairmont has wheel chair access and is move-in ready! -Own your land – NO lot fees, just low county taxes of \$87.50/month -New shingles (2022) -New Floating skirting (2023) Step inside to an open-concept layout with vaulted ceilings, making the living room, kitchen, and dining area bright and spacious. The kitchen offers a handy pantry with lots of cabinet space. The primary bedroom features a walk-in closet and private ensuite, while two more bedrooms and a full bath sit at the opposite end for privacy. You’ll also appreciate the separate laundry room, mostly fenced yard with chain-link fencing, storage shed, and a large driveway with space for up to 4 vehicles or an RV. Plus, no rear neighbors! All this in a fantastic family-friendly neighborhood—just a 1-minute walk to the skate and spray park, and only 5 minutes to Clairmont K-8 School. Affordable, private, and conveniently located—this home checks all the boxes for first-time buyers or investors.