



**GRASSROOTS**

REALTY GROUP

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**9709 107 Avenue  
Clairmont, Alberta**

**\$204,900**



<b>Division:</b>	Clairmont		
<b>Type:</b>	Manufactured Home with Land		
<b>Style:</b>	-		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1997 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached		
<b>Driveway:</b>	Gravel		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Municipal
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Taxes:</b>	\$ 1,018
<b>Basement:</b>	-	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Deck, Ensuite, Main Floor Laundry, RV Parking		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, shed, window coverings.



RENOVATED 1160 sqft home in Clairmont with a garage! Home has had all new flooring throughout, cupboards, doors, paint, all has been updated! Walking into the home you are greeted with a large, open kitchen off the porch, that opens into a good sized living room. There are three bedrooms in the home, as well as two bathrooms with an ensuite off the master bedroom. Outside, the home sits on a very large, fenced and landscaped lot. Beside a splash and skateboard park and just steps from the school, come have a look at this home today!