



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**9709 101 Avenue
Clairmont, Alberta**

MLS # A2236238



\$169,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,372 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RR
Foundation:	Block	Utilities:	-
Features:	Pantry		

Inclusions: 2 Sheds

This well-cared-for 3-bedroom, 2-bathroom mobile home in Clairmont is perfect for first-time buyers looking for affordable living just minutes from Grande Prairie. Owned by the same person for 40 years, it features a metal roof, updated kitchen with newer cabinets and a wall pantry with slide-out drawers, updated flooring, and a beautifully tiled master bathroom. Outside, enjoy the asphalt driveway, parking for 4 plus vehicles or an RV, carport, two storage sheds, including one with power, and a lovely garden, all while benefiting from low County taxes. Other upgrades include: new underbelly, plumbing, new washer and dryer 2 years ago, new lino in kitchen and dining.