



**GRASSROOTS**  
REALTY GROUP

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9713 108 Avenue  
Clairmont, Alberta

MLS # A2241300



**\$175,000**

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR4
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: none

This diamond in the rough may be exactly what you are looking for! On it's own lot in the cute community of Clairmont, with a little love this 3 bedroom, 2 bathroom, 1216 sq ft manufactured home would be the perfect investment! Clairmont offers a variety of great perks to living here! Low county taxes, great school, a skateboard and splash park, lots of community events and close to GP. If you work for an oilfield company chances are they are located in Clairmont's backyard, so you would be very close to work! Call today to set up a showing!