



GRASSROOTS
REALTY GROUP

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9714 106 Avenue
Clairmont, Alberta

MLS # A2253382



\$274,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,176 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-3
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, dryer, washer

This updated 3 bedroom, 2 bathroom modular in Clairmont is move-in ready and full of charm. As you walk in, you're welcomed by a practical entry space that opens into a bright living room, where a large south-facing window fills the space with natural light. Just off the living room is the primary suite, complete with a large walk-through closet leading to a private 4 piece ensuite. The kitchen and dining area overlook your backyard and rear deck, creating a perfect spot for everyday living and entertaining. From there, you'll find a functional laundry area that continues through to the main 4 piece bath, plus two additional bedrooms down the hall. This home has seen some recent updates including newer roofing, new flooring, fresh paint, and new trim, giving it a modern, refreshed feel. Outside, the yard has been opened up to create more space to enjoy, and the double detached garage is powered and insulated; great for storage, parking, or projects. Located in the welcoming community of Clairmont, you'll also have the convenience of Clairmont Community School (K–8) nearby, plus an easy commute into the city. Reach out to your agent today to book a private viewing.