



GRASSROOTS
REALTY GROUP

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**9709 108 Avenue
Clairmont, Alberta**

MLS # A2256758



\$222,500

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,088 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Few Trees, Front Yard, Garden, Low Maintenance Landscape, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: N/A

This exceptionally well-maintained 3 bedroom, 1 bathroom home is move-in ready and offers excellent value for new owners. A smoke-free, pet-free property, it features numerous recent updates, including: shingles (2020), vinyl plank flooring (2025), interior doors (2025), primary bedroom carpet (2020), hot water tank (2021), dishwasher (2021), and updated plumbing (2025). The bright, open-concept front living space is enhanced with brand-new vinyl plank flooring, creating a warm and welcoming atmosphere. Two spacious secondary bedrooms and a full bathroom are conveniently located off the hallway, while the private primary bedroom is tucked at the end of the home. Outdoors, you'll enjoy a large deck with two access points, a greenhouse, garden area, garden shed, and a 14' x 16' wired and heated shop—perfect for hobbies or projects. The extra-wide driveway offers ample space, including RV parking. The low-maintenance yard is finished with gravel throughout, complemented by a manicured front lawn that enhances curb appeal. With no rear neighbors and a quiet local roadway, this property offers both privacy and peace of mind. Conveniently located within walking distance of the school and just a few blocks from the local convenience store, this home combines affordability with comfort. Low property taxes and a competitive list price make it an ideal opportunity for first-time buyers, downsizers, or anyone seeking a well-cared-for property with great features.