



GRASSROOTS
REALTY GROUP

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9702 108A Avenue
Clairmont, Alberta

MLS # A2257401



\$230,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, None		
Lot Size:	0.24 Acre		
Lot Feat:	Few Trees, Irregular Lot, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry		

Inclusions: TV Mounts, Shed

Charming Clairmont Home on Massive Corner Lot! Welcome to this incredible opportunity in Clairmont — located on a HUGE corner lot in a quiet cul-de-sac, this property offers space and potential that's hard to beat! Boasting 3 bedrooms and 2 full bathrooms, this home features some modern new flooring, a spacious master suite with large ensuite, and a pantry for extra kitchen storage. Outside, there's room for it all — a massive 10.5 x 45 foot deck for entertaining or relaxing, firepit area, RV parking, boat parking, space for all your toys, and with county approval, easily the potential to add a double garage! Shingles were replaced in 2024, new deck rails in 2024!!!! Additional perks include a shed for even more storage, and a layout perfect for families, first-time buyers, or savvy investors. Whether you're looking to enter the market with an affordable home or seeking a strong investment opportunity, this property checks all the boxes. Don't miss your chance to own this versatile and value-packed property in a family-friendly neighbourhood, close to the Clairmont school — book your showing today!