



GRASSROOTS
REALTY GROUP

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

9713 104 Avenue
Clairmont, Alberta

MLS # A2261046



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	res rr4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, dog run

This very cute home is totally renovated with a 32 x 8 attached addition. It rests on a concrete foundation and is totally refinished from the studs out in the recent years. This home has received new Roof, furnace, drywall, insulation, hot water tank, flooring, paint, doors, bathroom, kitchen and appliances and shows beautifully. It has a fenced yard, 2 driveways...for lots of parking, and is close to Clairmont school, parks and walking trails. It a large bright living room, open to the dining area, and a beautiful kitchen with lots of cupboards and counters. You get 3 bedrooms, and the addition is a huge bonus room with an office as well...call to view today You also get 2 heat sources, forced air, natural gas, and secondary heat source is base board.