



GRASSROOTS
REALTY GROUP

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9712 109 Avenue
Clairmont, Alberta

MLS # A2262178



\$224,900

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, Off Street, Parking Pad		
Lot Size:	1.19 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated 1,216 sq.ft. modular home situated on its own lot in the family-friendly community of Clairmont—meaning no monthly lot fees! Offering 3 bedrooms and 2 full bathrooms, this home combines comfort, functionality, and recent upgrades that make it truly move-in ready. The bright kitchen features a skylight, a large walk-in pantry, newer fridge, dishwasher, and range hood, along with plenty of storage. Both the kitchen and bathrooms have been refreshed with new faucets, adding to the modern feel. The spacious primary suite offers a relaxing ensuite complete with a jetted tub and linen closet. Additional updates include stylish vinyl plank flooring, fresh paint, trim, updated interior doors, and modern light fixtures throughout. Step outside and enjoy the deck—perfect for morning coffee or evening barbecues. The large driveway provides ample room to park an RV, while the fenced yard and storage shed add extra convenience for outdoor living. For added peace of mind, new skirting has been installed. This home offers excellent value with thoughtful updates, outdoor space, and the bonus of owning your own lot in a growing community. Don't miss your chance to make it yours!