



GRASSROOTS
REALTY GROUP

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**9718 108 Avenue
Clairmont, Alberta**

MLS # A2266574



\$199,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	ICF Block	Utilities:	-
Features:	Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: shed

This functional, 1216 sq. ft. home is situated in the desirable, low-tax community of Clairmont, offering three bedrooms and two full bathrooms. The exceptionally large, open-concept floor plan is flooded with natural light, highlighted by a brilliant kitchen skylight. The kitchen is equipped with five essential appliances and classic oak cabinets. The master suite provides a comfortable retreat, featuring new carpet, a four-piece ensuite, and a walk-in closet, while a dedicated laundry room adds practicality. With great proximity to new schools and walking trails, and featuring a clean, landscaped yard with front and rear decks, this property is an excellent opportunity for a first-time home buyer or a smart rental investment.