



GRASSROOTS
REALTY GROUP

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

**9703 111 Avenue
Clairmont, Alberta**

MLS # A2274989

\$212,500



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Storage		

Inclusions:	12' X 16' Shed with power
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Stop paying rent and start building equity with this well-kept 3-bedroom, 2-bath home where you own the lot. The primary bedroom features a walk-in closet and private ensuite, while vaulted ceilings and a skylight create a bright, open feel throughout the main living space. Quality interior finishes include hardwood flooring in the living room and warm oak cabinetry in the kitchen. Step outside to a spacious, fully fenced and landscaped backyard complete with a large 13' x 18' deck—perfect for relaxing or entertaining. A matching 12' x 16' powered shed offers excellent storage or workspace options. Located close to schools and parks, this home delivers the benefits of lower county taxes and small-town living, all while being just 12 minutes from the city. An ideal and cost-effective alternative to renting—own your home, grow your equity, and enjoy long-term value.