



**6, 9824 104 Avenue
Clairmont, Alberta**

MLS # A2276376



\$89,900

Division: NONE

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 1,088 sq.ft. **Age:** 1996 (30 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parking Pad

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate, Linoleum

Roof: Metal

Basement: -

Exterior: -

Foundation: Block

Features: -

Inclusions: dishwasher, refrigerator, stove

This 1996 modular offers 3 bedrooms, 2 full bathrooms, and an ideal layout with the primary suite on one end, featuring a large closet and 4-piece ensuite, and two bedrooms plus a full bath on the other, divided by a bright, open-concept kitchen, dining, and living room at the heart of the home. Recent updates provide comfort and peace of mind, including a new metal roof (2022), new sewer line, all new insulated skirting for added warmth, and a high-efficiency eco-friendly furnace installed in March 2025, plus fresh paint throughout. Inside, the home stands out with its black ash and exotic ash hardwood floors, adding warmth and character. An entrance addition and a covered deck extend your space, while the fully fenced yard is perfect for pets (with park approval) or outdoor enjoyment. Close to Clairmont school, the splash and bike parks, Clairmont arena, convenience stores, and other amenities. With thoughtful updates already complete, this home is move-in ready and waiting for its next owner. Lot rent of \$560/month includes water, sewer, garbage, snow removal, and common area maintenance.