



**9713 102 Avenue
Clairmont, Alberta**

MLS # A2276815



\$259,900

Division:	N/A	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,316 sq.ft.	Age: 1992 (34 yrs old)
Beds:	3	Baths: 2
Garage:	Parking Pad, RV Access/Parking	
Lot Size:	0.15 Acre	
Lot Feat:	Back Lane, City Lot, Corner Lot	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R4
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, SHED, \$1500 Appliance Allowance

Like NEW! A must see that is Bright and Cheery 1316 SQFT home on its OWN MASSIVE CORNER LOT with REAR ALLEY access! 3 beds 2 baths. Fenced yard with shed. Huge Driveway enough for RV parking! Immediate Possession Available. This could be a great starter home or rental property! *Includes a \$2500 appliance allowance *Notable features - insulated rapid wall skirting, new vinyl windows, new flooring throughout, completely drywalled, brand new kitchen with soft closing doors and drawers, newer furnace + more! This place shows like a NEW!