



**9707 104 Avenue
Clairmont, Alberta**

MLS # A2283427



\$199,999

Division: NONE

Type: Residential/Manufactured House

Style: Bi-Level

Size: 950 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 3 **Baths:** 1

Garage: Parking Pad

Lot Size: 0.13 Acre

Lot Feat: Back Yard, City Lot

Heating: Forced Air

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Other

Condo Fee: -

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: RR4

Foundation: Block

Utilities: -

Features: See Remarks

Inclusions: SHED

This lovely mobile home is ideally located just steps from the school in Clairmont and has been freshly painted, making it truly move-in ready. A large porch addition provides extra living space, while the functional kitchen and spacious living area create a comfortable layout. The home offers three bedrooms and a good-sized full bathroom. Outside, you'll find a fully fenced yard complete with a deck—perfect for BBQs and relaxing. Numerous updates have been completed over the past 5 years, including the roof resealed (2025), new interior paint (2025), new heat tape under the home (2025), home re-levelled on its blocks (2025), new washing machine (2025), refrigerator (2022), new fencing (2022), furnace (2021), and hot water tank (2021).