



**9709 102 Avenue
Clairmont, Alberta**

MLS # A2287031



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NA

Are you a first time buyer looking for an affordable home that isn't falling apart?? This home has the right price tag, county taxes, and TONS of features! The home experienced a total makeover in 2020, and since then has also had an AC unit installed (2023), a new fence (2024), and a beautiful landscaping-tile patio (2023). Enter in the front door and you're greeted by a practical entry closet, as well as a spacious living/dining room and gorgeous kitchen (all stainless steel appliances new in 2020). Down the hallway you'll find a good sized primary bedroom, as well as an additional bedroom and stunning bathroom! Heading downstairs, you'll find plenty of space to watch the big game, or setup a sweet home gym! There's also a third bedroom, HUGE laundry room, and a 2 piece bathroom. The backyard is truly the cherry on top, with a MASSIVE grassy area, perfect for yard games, a trampoline, or anything else you can dream up! This house will not last long, so reach out to your trusted real estate professional NOW!