



GRASSROOTS

REALTY GROUP

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20 9824 104 Avenue
Clairmont, Alberta

MLS # GP210514



\$69,900

Division:	Clairmont		
Type:	Manufactured Home Rented Lot		
Style:	Single-wide		
Size:	1,088 sq.ft.	Age:	1990 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Possession:	Negotiable		
Garage:	-		
Driveway:	Gravel		

Heating:	Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 406
Basement:	None	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	\$ 490
Land:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Wood, Deck, Ensuite		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, OTR, Microwave, Kitchen Island

Welcome home, you must see to appreciate the modern touches that have been completed throughout this well cared for 3 bedroom, 2 bathroom home. Beautifully renovated home with many upgrades such as recently re-done cabinetry, butcher-block countertops, tile back splash, paint throughout, trim/baseboards, vinyl flooring, new bathrooms top to bottom, modern chic light fixtures — but the list doesn't end there. This home has it all, and is ready for that special someone that is looking to start investing in real estate today; whether that is a first time buyer or maybe an investor. Don't miss out on this place, honestly all you can ask for you can get right here in this H O M E! Call today before someone else calls it home!