



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9503 109 Avenue
Clairmont, Alberta

MLS # A2127810

\$269,900



Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS SHED

Welcome to your serene sanctuary in Clairmont! This 1520 SQFT large and in-charge charming 4-bedroom, 2-bath home offers a cozy retreat in a quiet community with no monthly fees. Enjoy the warmth of neighborly connections and the convenience of its own schools and amenities. Step inside to discover a spacious entryway, perfect for welcoming guests, while outside, a sprawling deck beckons for outdoor enjoyment. The kitchen boasts ample space and gleaming brand new stainless steel appliances, inviting culinary adventures and gatherings. Mastersuite optioned with its own walk in closet and ensuite. With a double paved driveway ensuring ample parking, and all amenities within reach, this home promises comfort, convenience, and community and don't forget a fully fenced yard with a shed for additional storage! Don't miss your chance to make it yours—schedule a viewing today and embrace a lifestyle where every day feels like coming home.