



**9904 102 Avenue
Clairmont, Alberta**

MLS # A2146506



\$279,900

Division:	N/A		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: NA

Affordable 4-Bedroom, 2-Bathroom Home with Ample space including a Carport and Detached Garage for Under \$300K! Plus low taxes!! This property has been recently refreshed with a new coat of paint and other many updates including, a new hot water tank, furnace, finished ceiling in the basement, electrical to the garage, new bedroom windows, new flooring upstairs, ALL BRAND NEW appliances, WIND RESISTANT SHINGLES and MUCH more! The main floor boasts a spacious living and dining area, kitchen, 4-piece bathroom, and 2 bedrooms. The partially developed basement includes 2 additional bedrooms, a full bathroom, and a large recreational room. The extensive carport runs the length of the house, measuring 16 feet wide and 40 feet long, with a high roof suitable for RVs, trailers, boats, and most pickup trucks. The detached garage is 16x26 feet, featuring a concrete foundation and currently a dirt floor, offering potential for conversion into a great workshop. Conveniently located just down the street from Clairmont store and a few houses away from a park, this home is situated in a community with a fantastic K-8 school, a skate park, a spray park, numerous parks, and miles of walking trails. This home is perfect for first-time buyers or as an investment property