



**9608 101 Avenue  
Clairmont, Alberta**

**MLS # A2192234**



**\$249,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Shed, Garage heater

Charming & Updated 3-Bedroom Home with Double Garage in Clairmont Welcome to this beautifully maintained 3-bedroom, 2-bathroom home in the wonderful community of Clairmont, AB. Built in 2002, this property sits on its own lot and features a large yard with a shed, making it perfect for families, entertaining, or simply enjoying outdoor space. Key Features: 3 Bedrooms & 2 Bathrooms &ndash; Spacious and functional layout, Attached Double Garage &ndash; With 220 amp service, perfect for parking, storage, or a workshop, Large Yard with Shed &ndash; Ideal for kids, pets, and outdoor enjoyment, Primary Bedroom with Ensuite &ndash; A private retreat for relaxation, Incredible Value &ndash; A great opportunity for homeownership at an affordable price. Recent Upgrades & Updates: New flooring in the master bedroom and living room, New trim throughout the home, New range hood microwave, dishwasher, washer & dryer, New shingles (2018) for long-term peace of mind. This home is move-in ready and offers the perfect blend of comfort, convenience, and affordability. Whether you’re a first-time buyer, a growing family, or looking for an investment, this property checks all the boxes! Don’t miss out! Book your showing today and come see the value for yourself.