



780-978-7122  
sukhu@grassrootsrealtygroup.ca

9709 110 Avenue  
Clairmont, Alberta

MLS # A2317500



**\$229,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RURAL RESIDENTIAL MIXED (
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Fridge, stove, dishwasher, range hood, washer, dryer

Welcome to this well-maintained modular home in Clairmont, situated on it's own lot with plenty of space for parking and outdoor enjoyment. Outside, you'll appreciate the large two-tier deck, featuring a covered area perfect for relaxing in any weather, along with a dedicated space for your barbecue and outdoor entertaining. The generous yard offers plenty of room for kids, pets, or gardening, and is complemented by a large storage shed for all your tools and equipment. Inside, you'll find a spacious open-concept kitchen, dining, and living area that is perfect for family living and entertaining. The bright kitchen is loaded with cabinetry and extra storage space, while the generous living and dining areas provide plenty of room for everyone to gather. The functional layout offers excellent separation between the bedrooms, with two spacious bedrooms located on one end of the home and a private primary bedroom on the other. Whether you're looking for your first home, downsizing, or seeking an affordable property with room to enjoy both inside and out, this home is one you'll want to see. Book your showing today!