



9714 106 Avenue , Clairmont, Alberta - \$274,900



Main Photo

Property Description

This updated 3 bedroom, 2 bathroom modular in Clairmont is move-in ready and full of charm. As you walk in, you're welcomed by a practical entry space that opens into a bright living room, where a large south-facing window fills the space with natural light. Just off the living room is the primary suite, complete with a large walk-through closet leading to a private 4 piece ensuite.

The kitchen and dining area overlook your backyard and rear deck, creating a perfect spot for everyday living and entertaining. From there, you'll find a functional laundry area that continues through to the main 4 piece bath, plus two additional bedrooms down the hall.



This home has seen some recent updates including newer roofing, new flooring, fresh paint, and new trim, giving it a modern, refreshed feel. Outside, the yard has been opened up to create more space to enjoy, and the double detached garage is powered and insulated; great for storage, parking, or projects.

Located in the welcoming community of Clairmont, you'll also have the convenience of Clairmont Community School (K-8) nearby, plus an easy commute into the city. Reach out to your agent today to book a private viewing.

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