



9727 108 Avenue , Clairmont, Alberta - \$185,000



Main Photo

Property Description

IMMEDIATE POSSESSION!! Looking for your first home or an Investment property? This 3 BED | 2 BATH manufactured home in Clairmont has wheel chair access and is move-in ready!

-Own your land - NO lot fees, just low county taxes of \$87.50/month

-New shingles (2022)

-New Floating skirting (2023)

Step inside to an open-concept layout with vaulted ceilings, making the living room, kitchen, and dining area bright and spacious. The kitchen offers a handy pantry with lots of cabinet space.



P:

The primary bedroom features a walk-in closet and private ensuite, while two more bedrooms and a full bath sit at the opposite end for privacy. You'll also appreciate the separate laundry room, mostly fenced yard with chain-link fencing, storage shed, and a large driveway with space for up to 4 vehicles or an RV. Plus, no rear neighbors!

All this in a fantastic family-friendly neighborhood—just a 1-minute walk to the skate and spray park, and only 5 minutes to Clairmont K-8 School.

Affordable, private, and conveniently located—this home checks all the boxes for first-time buyers or investors.

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