

**9709 101 Avenue**  
**Clairmont, Alberta**
**MLS # A2236238**

**\$169,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** 2 Sheds

This well-cared-for 3-bedroom, 2-bathroom mobile home in Clairmont is perfect for first-time buyers looking for affordable living just minutes from Grande Prairie. Owned by the same person for 40 years, it features a metal roof, updated kitchen with newer cabinets and a wall pantry with slide-out drawers, updated flooring, and a beautifully tiled master bathroom. Outside, enjoy the asphalt driveway, parking for 4 plus vehicles or an RV, carport, two storage sheds, including one with power, and a lovely garden, all while benefiting from low County taxes. Other upgrades include: new underbelly, plumbing, new washer and dryer 2 years ago, new lino in kitchen and dining.