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9824 104 Avenue  
 Clairmont, Alberta

MLS # GP213902



**\$50,000**

<b>Division:</b>	Clairmont		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	1979 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Metal Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Block	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Deep Freeze, Shed x2

Move in and enjoy all this home has to offer. A perfectly affordable starter home with many extras including a maintenance free tin roof, drywall, crown molding and LED lights throughout. Many newer upgrades include Fridge(2yrs), Stove(1yr), Dishwasher(3yrs), OTR Microwave, HWT(4yrs), Furnace(3yrs), Pex plumbing and heat trace(4yrs) as well as a re-insulated underbelly. Fresh white kitchen cupboards with eat up bar and updated countertop. 2 bedrooms, 1 having a newer ensuite with a walk in shower. The main bathroom also has a tiled jet tub. You won't find any carpet here. Outside offers a 3 car driveway, fully fenced yard, 1 smaller shed and a larger insulated shed with overhead door and 220 amp power. Lot rent is \$465 and includes water, sewer, garbage, snow removal, common area maintenance All the main components of a home have been looked after!