

## \$125,000 - 9713 102 Avenue, Clairmont

MLS® #E4365434

**\$125,000**

3 Bedroom, 2.00 Bathroom, 1,317 sqft

Single Family on 0.00 Acres

Clairmont, Clairmont, AB

"Civil Enforcement Sale" Full ownership of this 1984 manufactured home being sold "Sight Unseen, Where-Is, As-Is" at time of possession. The subject property is purported to be in livable condition with renovated bathrooms but some flooring and cosmetic work needed still. Just over 1300 square feet, 3 bedrooms, 2 bathrooms, and a large yard on a lovely corner lot. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS for viewings. please respect the Owner's situation; DRIVE BY VIEWINGS ONLY PLEASE!

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4365434  |
| Price          | \$125,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,317     |
| Acres          | 0.00      |
| Year Built     | 1984      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9713 102 Avenue |
| Area        | Clairmont       |
| Subdivision | Clairmont       |
| City        | Clairmont       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0H 0W6         |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | See Remarks                 |
| Parking   | 2 Outdoor Stalls, No Garage |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Vinyl            |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Vinyl            |
| Foundation        | Piling           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2023 |
| Days on Market | 520                 |
| Zoning         | Zone 70             |

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Listing information last updated on April 19th, 2025 at 3:47pm MDT