

## \$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	531
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 30th, 2025 at 5:02pm MDT