

**10817 96 Street
Clairmont, Alberta**

MLS # A2216306



\$284,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,440 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RURAL RESIDENTIAL MIXED (
Foundation:	Piling(s)	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

MODERN FEATURES.....HEATED DETACHED GARAGE.....SPACIOUS LOT.....THIS CLAIRMONT GEM IS A MUST SEE! You will instantly be intrigued by the functionality of this wonderful home. Walking into the yard you will notice the EXTENDED RV PARKING which can easily fit a large RV along with boats, toys or any additional storage needs required! Start your tour inside and you will be greeted by an ELEGANT KITCHEN SPACE featuring EYE-CATCHING CABINETRY, GENEROUS COUNTER SPACE, STAINLESS STEEL APPLIANCES, GAS RANGE, & FORMAL DINING SPACE. Continue to explore and you will be welcomed by the FUNCTIONAL LIVING ROOM WITH VINYL PLANK FLOORING & VAULTED CEILINGS. Now time to check out the primary bedroom which offers a LARGE AREA FOR BED & CABINETRY, WALK IN CLOSET, & A PRIVATE 4 PIECE ENSUITE with UPDATED VANITY! This home also offers 2 ADDITIONAL BEDROOMS, ANOTHER UPDATED 4 PIECE BATHROOM & LAUNDRY/STORAGE ROOM for convenience. Did I mention the LARGE DECK SPACE, GREEN SPACE BEHIND THE PROPERTY & a 19'X30' HEATED GARAGE providing an excellent space for storage, parking, or a work shop. Welcome to this exceptional property...WELCOME HOME!