

**11006 96A Street  
Clairmont, Alberta**

**MLS # A2245902**



**\$269,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this well maintained 3 bedroom, 2 bathroom mobile home in Clairmont, located just outside the city limits with paved walking trails and a park just the road, this home provides the convenience of nearby urban amenities while benefiting from lower county taxes. Offering immediate possession and a great opportunity for homeownership, the spacious open floor plan is perfect for modern living. Featuring a bright living area and a kitchen with stainless steel appliances, ample cabinetry, a functional island with seating, and plenty of room to cook and entertain. The primary bedroom includes a walk-in closet and a private ensuite, while the additional bedrooms are ideal for family, guests, or a home office. Enjoy a separate laundry room, and backyard access to the outdoor features like a landscaped yard, deck, and partial fencing. Vacant and move-in ready, this home is waiting for its next owners! Book your showing today!