

**10618 98A Street  
Clairmont, Alberta**

**MLS # A2275983**

**\$209,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	0.13 Acre	
<b>Lot Feat:</b>	No Neighbours Behind	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<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-3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** All light fixtures, all window coverings

This 3-bedroom, 2-bathroom home is situated on its own lot and backs onto the skate park and water park, offering open views and no immediate rear neighbours. The layout is functional and well suited for families. The kitchen features an open design with enough space for a dining area, creating a comfortable spot for everyday meals. The living room has high ceilings and a large bay window that allows for plenty of natural light and adds to the open feel of the space. The primary bedroom includes its own ensuite bathroom, while two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. A heated detached garage offers secure parking, storage, and year-round usability. A solid home with a practical layout in a convenient location. Shingles are only 3 years old too! Call your favorite agent and add this one to the list!