

**10907 97 Street  
Clairmont, Alberta****MLS # A2279822****\$199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Piling(s)**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** rr4**Utilities:** -**Inclusions:** appliances are as is, shed

2001 20 wide manufactured home backing onto a pond with no neighbors behind, featuring 3 bedrooms and 2 bathrooms and a fenced yard with a shed. This home has a wide open layout with an open concept design through out the living room and kitchen area. The master bedroom has a large closet and full ensuite bathroom. The othe end of the home features a bedroom, a 3rd extra large bedroom and a 4 peice bathroom. This home is tucked into a nice loop off the main drag just a short walk to the skate park, water spray park, and less then a block to a kids park and paved walking trails.