

**11105 97 Street
Clairmont, Alberta**
MLS # GP214013


\$265,000

Division:	Clairmont		
Type:	Manufactured Home with Land		
Style:	Modular Home		
Size:	1,796 sq.ft.	Age:	2000 (20 yrs old)
Beds:	4	Baths:	2
Possession:	Negotiable		
Garage:	-		
Driveway:	Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 1,903
Basement:	None	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Laminate, Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor		

Inclusions: fridge, stove, dishwasher, washer, dryer

Looking for space conveniently located on one level, how about low taxes and lots of parking, if YES than this 4 bedroom MFG home in Clairmont is for you. Located in a quiet loop backing onto a pond and walking trails evenings will be very enjoyable relaxing on your 16x20 composite deck. I mentioned lots of space, 1792 sqft all on one level. There is a large bright living room with a bay window and gas fireplace, a roomy dining room with doors leading to the deck and a large kitchen with 2 pantries. The master bedroom is extra big, it has 3 closets and a large ensuite bathroom. There are 3 more bedrooms and a full 4 piece bathroom. The driveway is extra long and can easily accommodate 6 vehicles or 3 or 4 and a large RV. 2 sheds & lower paving stone patio & 2yr old shingles. Taxes in the county are lower than the city only \$159 per month. Clairmont has lots of parks and walking trails, a great K-8 school, a splash park, a skate park and is only a short 12 minute drive to GP.