

**10819 97 Street
Clairmont, Alberta**

MLS # A1029235



\$165,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1999 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Exterior Walls 2'x6', Metal Frame, Wood Frame	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: -

3 bed 2 Bath MFG home backing onto the pond and walking trails on a quiet street in Clairmont 3 blocks to the Clairmont K-8 School. This 1999 home has a large master bedroom with a walk in closet and a 4 piece ensuite bathroom. The kitchen living and dining room area is open concept and has vaulted ceilings. There is a walk in pantry and across from the pantry is the laundry room. At the other end of the home there are 2 bedrooms a 4 piece main bathroom. Just off the laundry room there is an 15'x11' enclosed porch/mud room which is an excellent place for kids winter coats and boots or work clothes. Outside the porch there is a grilling deck and a shed behind the home. The front driveway is gravel and has parking for 4+ vehicles or an RV. Behind the home is a pond with paving walking trails that go all the way around and connect with crosswalks to the Clairmont School. Located in the county and on its own lot this property boasts no lot or condo fees and low county taxes of only \$1177 per year. This home is ready for immediate possession.