

**11208 96 Street  
Clairmont, Alberta**
**MLS # A2192444**


# \$264,900

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 25-72-6-W6

**Exterior:** Mixed

**Zoning:** RR-4

**Foundation:** Piling(s)

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan

**Inclusions:** n/a

Looking for a family home that won't break the budget? Check out this 1520 sq.ft. 4 bed, 2 bath home situated on its own lot backing onto a park with a kid's playground. You are sure to love the spacious kitchen with large island, the bright dining area and the spacious living room. On one end of the home is the primary bedroom with walk-in closet and large ensuite with dual vanities, while the other end of the home has 3 additional bedrooms and the second full bath. Located in community of Clairmont, you can have the small town feel and still be close to the big city conveniences. This is a home you do not want to miss seeing! For more information or to book a viewing contact a real estate professional today!