

**11009 95 Street
Clairmont, Alberta**

MLS # A2195256



\$280,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	1,520 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Paved, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind		

Heating: Fireplace(s), Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s)

Features: Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 25-72-6-W6

Zoning: RR-4

Utilities: -

Inclusions: blackout curtains, book shelves

This immaculate double-wide manufactured home in Clairmont is the perfect mix of space, style, and low-maintenance living! With newer laminate flooring throughout (minus two bedrooms with laminate), a spacious master suite featuring a walk-in closet and private backyard access to your hot tub area (hot tub negotiable!), this home is designed for comfort. They've even opened up a closet to create a sleek, open-concept office area, perfect for working from home or tackling your to-do list in style. Out back, you'll find a workshop with barn-style doors, a wood-burning stove, plus a shed for extra storage. The backyard is effortless with artificial turf, while the front yard adds charm with a touch of grass and Saskatoon & raspberry trees. Need parking? You've got gated RV parking for your trailer and toys plus space out front for 2-3 more vehicles. And let's talk about location—no rear neighbours, just steps from schools, playgrounds, and everything you need. This home is move-in ready and waiting for you—don't miss out! Call your favourite realtor today to book your showing!