

**10804 98 Street
Clairmont, Alberta**

MLS # A2205782



\$169,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	rr4
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Affordable and move-in ready, this 1,216 sq. ft. home in Clairmont offers a fantastic opportunity for first-time buyers. Sitting on its own land with low county taxes (\$84/month), this 3-bedroom, 2-bathroom manufactured home is packed with value, including new shingles (2020), and immediate possession is available! The spacious, open-concept layout features vaulted ceilings in the living room, kitchen, and dining area, creating a bright and inviting space. A patio door leads to the deck, which is perfect for enjoying the outdoors. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms and a second full bathroom are located at the other end of the home. Practical features include a pantry for extra kitchen storage, a separate laundry room, and a fully fenced yard with durable chain-link fencing. Plus, there's a storage shed and no rear neighbors for added privacy. The large driveway can accommodate up to 4 vehicles or an RV. This home is in a great family-friendly location, just a 1-minute walk to the skate park and spray park and a 5-minute walk to Clairmont K-8 School. With affordable taxes and a prime location, this is a perfect starter home!