

11006 96A Street

Clairmont, Alberta

MLS # A2245902



\$269,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer		

Welcome to this well maintained 3 bedroom, 2 bathroom mobile home in Clairmont, located just outside the city limits with paved walking trails and a park just the road, this home provides the convenience of nearby urban amenities while benefiting from lower county taxes. Offering immediate possession and a great opportunity for homeownership, the spacious open floor plan is perfect for modern living. Featuring a bright living area and a kitchen with stainless steel appliances, ample cabinetry, a functional island with seating, and plenty of room to cook and entertain. The primary bedroom includes a walk-in closet and a private ensuite, while the additional bedrooms are ideal for family, guests, or a home office. Enjoy a separate laundry room, and backyrad access to the outdoor features like a landscaped yard, deck, and partial fencing. Vacant and move-in ready, this home is waiting for its next owners! Book your showing today!