

10828 96 Street

Clairmont, Alberta

MLS # A2254808



\$229,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

BACKING ONTO WALKING TRAILS AND POND!!

Welcome to this charming 3-bedroom, 2-bath manufactured home in the quaint and welcoming community of Clairmont. This property offers a perfect balance of comfort, convenience, and value, making it an excellent choice for first-time buyers, families, or those looking to downsize without compromise. Step inside to discover a bright and inviting open floor plan, designed with functionality in mind. The kitchen is thoughtfully laid out with a pantry, stainless steel appliances, and a skylight that floods the space with natural light. The seamless flow into the living and dining areas creates an ideal atmosphere for both everyday living and entertaining. The spacious master suite offers a private retreat, complete with a walk-in closet and a full ensuite. Two additional bedrooms and another full bathroom provide plenty of room for family, guests, or a home office. Outdoors, the yard is partially fenced with durable chain link, providing a secure space for children or pets to play. A 12' x 16' insulated shed offers ample storage or the potential for a workshop or hobby space. One of the highlights of this property is its location&mdash;backing directly onto walking trails and pond, it&rsquo;s perfect for those who enjoy an active lifestyle or peaceful evening strolls right out the back door. Additional features include newer shingles for peace of mind, and the overall care and pride of ownership is evident throughout. Affordable, move-in ready, and situated in a desirable community, this home truly checks all the boxes. Call today to book a showing!