



**GRASSROOTS**  
REALTY GROUP

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**10817 96 Street  
Clairmont, Alberta**

**MLS # A2216306**



**\$284,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RURAL RESIDENTIAL MIXED (
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

MODERN FEATURES.....HEATED DETACHED GARAGE.....SPACIOUS LOT.....THIS CLAIRMONT GEM IS A MUST SEE! You will instantly be intrigued by the functionality of this wonderful home. Walking into the yard you will notice the EXTENDED RV PARKING which can easily fit a large RV along with boats, toys or any additional storage needs required! Start your tour inside and you will be greeted by an ELEGANT KITCHEN SPACE featuring EYE-CATCHING CABINETRY, GENEROUS COUNTER SPACE, STAINLESS STEEL APPLIANCES, GAS RANGE, & FORMAL DINING SPACE. Continue to explore and you will be welcomed by the FUNCTIONAL LIVING ROOM WITH VINYL PLANK FLOORING & VAULTED CEILINGS. Now time to check out the primary bedroom which offers a LARGE AREA FOR BED & CABINETRY, WALK IN CLOSET, & A PRIVATE 4 PIECE ENSUITE with UPDATED VANITY! This home also offers 2 ADDITIONAL BEDROOMS, ANOTHER UPDATED 4 PIECE BATHROOM & LAUNDRY/STORAGE ROOM for convenience. Did I mention the LARGE DECK SPACE, GREEN SPACE BEHIND THE PROPERTY & a 19'X30' HEATED GARAGE providing an excellent space for storage, parking, or a work shop. Welcome to this exceptional property...WELCOME HOME!