



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**10846 96 Street
Clairmont, Alberta**

MLS # A2222136



\$215,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Other
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR-4
Utilities:	-

Inclusions: All light fixtures, all window coverings, shed

Affordable Mobile home on its own lot – No lot fees! This 3-bedroom + den mobile home in Clairmont offers a great opportunity for first-time buyers or for someone looking for downsize. This home is located on its own lot (no lot rent!), it backs onto a paved walking path and a lake, perfect for evening strolls or enjoying nature right from your backyard. This home features a fenced yard, a handy shed for storage, and a layout that includes a den ideal for a large home office or a fantastic playroom. The primary bedroom includes a walk-in closet and a private ensuite. There’s also a separate laundry/boot room to help keep things organized. This place could use some TLC, but with a bit of effort, it could really shine. If you're handy & looking to add a little touch of your own, this could be a great fit. Contact your agent today & view this home!