



GRASSROOTS
REALTY GROUP

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

**11007 96A Street
Clairmont, Alberta**

MLS # A2224143



\$219,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, Pie Shaped Lot, See Remarks		

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

Inclusions: fridge stove (1 element is not working properly), dishwasher, washer, dryer, blinds, curtain rods, shed

Turn key modular home in Clairmont. This home has been very well kept and maintained. It comes with 3 bedrooms, 2 full bathrooms, a very nice kitchen, large living area, lots of windows and much more. It also comes with a large yard, shed and great parking. The floor has on one end 2 bedrooms, a full bathroom and a entry. The middle area has a living, kitchen and dining area. And the back area has a primary bedroom, with en-suite, walk in closet and laundry room. Clairmont is a well known great community with county taxes!