



GRASSROOTS
REALTY GROUP

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**10842 96 Street
Clairmont, Alberta**

MLS # A2229874



\$175,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, La		

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

Inclusions: Fridge, Stove, Washer,

Looking for your first home or an affordable investment? This well-priced mobile in Clairmont offers incredible value with scenic views and practical features. Backing onto a peaceful walking path and pond, this property provides a quiet setting while still being conveniently located. Inside, you'll find a functional layout with an open kitchen, and comfortable bedrooms. Whether you're just starting out or adding to your rental portfolio, this is a great opportunity at a great price, don't miss your chance to own a property with both affordability and a beautiful backyard view!