



**GRASSROOTS**  
REALTY GROUP

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

10204 95 Street  
Clairmont, Alberta

MLS # A2244843



**\$225,000**

|           |                                |        |                   |
|-----------|--------------------------------|--------|-------------------|
| Division: | NONE                           |        |                   |
| Type:     | Residential/Manufactured House |        |                   |
| Style:    | Mobile Home-Single Wide        |        |                   |
| Size:     | 1,223 sq.ft.                   | Age:   | 2003 (22 yrs old) |
| Beds:     | 3                              | Baths: | 2                 |
| Garage:   | Parking Pad                    |        |                   |
| Lot Size: | 0.17 Acre                      |        |                   |
| Lot Feat: | Back Yard                      |        |                   |

|             |                                                                                            |            |                           |
|-------------|--------------------------------------------------------------------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas                                                                    | Water:     | -                         |
| Floors:     | Laminate                                                                                   | Sewer:     | -                         |
| Roof:       | Asphalt Shingle                                                                            | Condo Fee: | -                         |
| Basement:   | None                                                                                       | LLD:       | -                         |
| Exterior:   | Vinyl Siding                                                                               | Zoning:    | RURAL RESIDENTIAL MIXED ( |
| Foundation: | Piling(s)                                                                                  | Utilities: | -                         |
| Features:   | Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Soaking Tub, Vinyl Windows |            |                           |

**Inclusions:** Window coverings

Take a look at this well maintained, move-in-ready mobile home in Clairmont! Thoughtfully updated throughout, including recently replaced shingles. This home offers both comfort and functionality. The spacious floor plan provides an open, welcoming atmosphere with plenty of room for a growing family or for entertaining guests. The primary bedroom is a true highlight, featuring a generous closet and a full ensuite with a jetted tub, a perfect place to unwind. Outside, you'll find a large driveway with space to park up to four vehicles, a generous yard, and a great deck ideal for relaxing or hosting. Need extra storage? You'll be impressed by the two oversized storage sheds, plenty of room for all your tools and gear. Don't miss this fantastic opportunity to own a property that offers excellent value at an affordable price!