



GRASSROOTS
REALTY GROUP

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11116 96 Street
Clairmont, Alberta

MLS # A2262786



\$234,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Level		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Light Fixtures, All Window Coverings, Kitchen Island

Modern Updates & Family-Friendly Location! This beautifully refreshed single-wide mobile offers unbeatable value in a fantastic location — with a playground right next door! Step inside to find stylish, modern touches throughout, including new shingles, stunning stainless steel appliances, and a newer washer and dryer set. The bright, open-concept layout features vaulted ceilings and plenty of natural light in the spacious living room. Modernized flooring throughout this home as well, adds to the clean lines & open feeling. Make note of the fantastic feature wall through the dining area & living room! The kitchen is a great open plan with abundant cabinetry, a corner pantry, large window, and eye-catching modern backsplash. Designed with family living in mind, you’ll love the smart layout — two generous bedrooms and a full bath on one end, and a private primary suite with ensuite on the other. Tons of storage throughout this awesome home as well. Set on durable steel screw piles for lasting stability, this home was relocated to its current site just last year and features a framed perimeter with 2x4s and OSB — providing strong, secure skirting that stays in place. Well maintained and move-in ready, this home combines modern comfort, affordability, and a welcoming neighborhood, close to Clairmont school, parks & playgrounds — a wonderful place to call home!