



**GRASSROOTS**  
REALTY GROUP

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10907 97 Street  
Clairmont, Alberta

MLS # A2279822



**\$199,900**

**Division:** NONE

**Type:** Residential/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 1,440 sq.ft. **Age:** 2001 (25 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Parking Pad, RV Access/Parking

**Lot Size:** 0.13 Acre

**Lot Feat:** Backs on to Park/Green Space, No Neighbours Behind

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | rr4 |
| <b>Foundation:</b> | Piling(s)                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks              |                   |     |

**Inclusions:** appliances are as is, shed

2001 20 wide manufactured home backing onto a pond with no neighbors behind, featuring 3 bedrooms and 2 bathrooms and a fenced yard with a shed. This home has a wide open layout with an open concept design through out the living room and kitchen area. The master bedroom has a large closet and full ensuite bathroom. The othe end of the home features a bedroom, a 3rd extra large bedroom and a 4 peice bathroom. This home is tucked into a nice loop off the main drag just a short walk to the skate park, water spray park, and less then a block to a kids park and paved walking trails.