



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		

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