



**GRASSROOTS**  
REALTY GROUP

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10914 96 Street  
Clairmont, Alberta

MLS # A2281993



**\$274,900**

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Other	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Skylight(s)		

Inclusions:	N/A
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Beautifully Maintained 4 Bedroom Mobile in Clairmont! This bright and spacious home offers exceptional value with 4 bedrooms, 2 bathrooms, and a functional layout perfect for families. The main living area features vaulted ceilings, a large island, and a corner pantry making the kitchen the true heart of the home. The generous primary bedroom includes a walk-in closet and a 4-piece ensuite, while the opposite end of the home offers three additional bedrooms with a bathroom conveniently separated by a privacy door. Recent upgrades add peace of mind, including a new ceiling fan in the living room, new shingles(July 2025), a serviced furnace with a replaced motherboard, newer vinyl plank and new fridge, microwave, washer, and dryer. Enjoy outdoor living on the large deck complete with a gazebo, all within a fully fenced yard featuring a storage shed. A clean, updated, and move-in-ready property in a great community!