



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

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!