



**GRASSROOTS**  
REALTY GROUP

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**11011, 98 Street  
Clairmont, Alberta**

**MLS # A2282476**



**\$254,900**

**Division:** NONE

**Type:** Residential/Manufactured House

**Style:** Mobile Home-Double Wide

**Size:** 1,520 sq.ft.      **Age:** 2006 (20 yrs old)

**Beds:** 4      **Baths:** 2

**Garage:** Parking Pad

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum, Vinyl

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RR4

**Foundation:** ICF Block

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** n/a

This 1520 sq ft home is ready for immediate possession! Offering 4 bedrooms 2 full baths this is the perfect family home. Thoughtfully laid out, the kitchen dining and living room all flow nicely together while also leading out onto the deck perfect for summer evenings. The yard is fully fenced and has not only 1 shed in the back but a newer oversized storage shed in the front facing the parking pad. This home has a ton to offer while still being priced reasonably for the new owner to make a few updates!