



**10904 96A Street
Clairmont, Alberta**

MLS # A2146197



\$234,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,103 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Landscaped, Street		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Wood Counters		

Inclusions: N/A

Welcome to this beautifully renovated mobile home, featuring modern updates and an inviting open-concept design. Step inside to discover brand new vinyl plank flooring throughout, adding a touch of elegance and durability. The upgraded kitchen is a chef's dream, equipped with stainless steel appliances and stunning butcher block countertops, perfect for culinary adventures. This home boasts three spacious bedrooms and two well-appointed bathrooms, offering comfort and convenience for the whole family. The abundant natural light floods the living spaces, creating a warm and welcoming atmosphere. Outside, you'll find an enclosed deck, ideal for relaxing or entertaining, with the added bonus of a private yard that backs onto a tranquil small creek. Experience the perfect blend of indoor and outdoor living in this charming home. Don't miss out on this unique opportunity to enjoy modern comforts in a serene setting. Roof was replaced in 2022 and HWT in 2021.