

**10914 96 Street
Clairmont, Alberta**

MLS # A2227884



\$262,900

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		

Inclusions: N/A

4 BEDROOM 2 FULL BATH 1520 SQ FT MANUFACTURED HOME IN CLAIRMONT! This property has seen a recent facelift with vinyl flooring through most of the property as well as some paint. This unit features a great open floor plan with large kitchen, living room and dinning room area. The front of the unit has 3 bedroom, full bath and laundry. On the other side of the living space you will find the primary bedroom, with full en-suite with soaker tub and walk in closet. You can access your large deck through the patio door and the deck has also had a facelift with new deck boards. The yard also features a good size shed. To top it all off literally! The roof is scheduled to be done by Heritage roofing approximately mid June!