

**11110 96 Street
Clairmont, Alberta**

MLS # A1091067



\$199,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	1,520 sq.ft.	Age:	2008 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Cell phone booster and security system equipment (not currently under contract)

No lot rent and low property taxes! This fantastic 3 bedroom/2 bathroom family home is located in a cozy community and not far from schools, walking trails, recreation, plus many other amenities. Features of this home include easy to maintain laminate flooring and linoleum throughout the house, some new windows (kitchen & front bay in 2019), a large open floor plan and kitchen with plenty of cabinets, a huge corner pantry, and a large eating area. The very spacious master bedroom will easily accommodate a king-sized bed as well as other furniture and it has a walk-in closet and ensuite bathroom w/ jetted tub. The second bedroom is very spacious and the third (very large) bedroom has a big bright bay window and a walk-in closet. The fully fenced yard includes a large deck, 10x10 shed, and two gardens, one with raised beds to plant vegetables and the other has strawberries and raspberries. Live within a ten-minute drive from all the services that the city offers while benefitting from the much lower property taxes in Clairmont (less than \$1360 in 2020).