

# **\$264,900 - 10103, 96 Street, Clairmont**

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MLS® #A2199977

## **\$264,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Mobile Living at its best! Welcome to this spacious open concept in this 1520 square foot manufactured home! No basement to worry about. Casual living all on one level. Perfect for the retiree or the young family starting out. It is located on a bus route so the streets are cleared first. There is no sidewalk out front to shovel so its less maintenance for the Homeowner. You will find two kids rooms at the front of the home and a 4 piece bathroom located between them. Then you enter the grand living room, kitchen and dining area. Totally open concept and features modern flooring and colours through out. You will find many upgraded modern light fixtures and the modern paint colour will make you feel cozy and right at home immediately. The kitchen features new custom tile backsplash and a modern square kitchen sink. The newer fridge compliments the kitchens new modern look. The laundry room is conveniently located between the kitchen and the master suite. The master suite is located at the rear of the home for privacy. The master suite will accomodate large furniture and a King size bed. The 4 piece ensuite features a jetted tub and a make up desk area complete with lots of storage. The yard is fully fenced and features a massive deck with a hot tub and privacy fence . Don't forget the two sheds. The one shed is massive, is fully insulated and will accommodate all of your toys. It is large enough to fit two quads! Don't forget Clairmont has the most affordable taxes and there is a



new multi-plex and new school close by. Call your favourite Realtor to view today!

Built in 2002

### Essential Information

MLS® #	A2199977
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	10103, 96 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County
Province	Alberta
Postal Code	T8X 5G5

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad, Asphalt, See Remarks

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas



Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), See Remarks

## Additional Information

Date Listed	March 12th, 2025
Days on Market	65
Zoning	RS

## Listing Details

Listing Office	Pinnacle Real Estate
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