

10101 96 Street
Clairmont, Alberta

MLS # A2237640



\$209,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-72-6-W6
Exterior:	See Remarks	Zoning:	RR-4
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

This updated home on a desirable corner lot in Clairmont has so much to offer! It features 2 bedrooms plus den , 2 bathroom, the kitchen features newer cabinets, updated flooring, and a stylish tiled backsplash, making it a welcoming space for both everyday cooking and entertaining. The spacious primary bedroom leads to an ensuite bathroom designed to impress, complete with separate entrances, dual sinks, and a large Jacuzzi tub which offers a spa like experience right at home! The large yard is ideal for the outdoor enthusiast, with ample parking space for vehicles and RV. There is also an insulated 16x24 shed that adds even more value, featuring windows, lighting, power outlets, and an 8-foot overhead door providing plenty of room for your side by side ATV, snowmobile, and other outdoor gear. This home truly checks all the boxes & don't miss your chance to view this great buy!