

10815 97 Street  
Clairmont, Alberta

MLS # A1012197



**\$174,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	-		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	1997 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, Garden,		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** -

Well cared for home located on a no thru road! The property backs onto walking trail and pond, close to school, bus stop, ball diamonds, and bike park. Inside this lovely home features 3 bedrooms, 2 bathrooms, master with en-suite, large kitchen & dining area, living room with natural gas fireplace/stove. Many recent updates such as flooring, vanity in bathroom, 4 year old washer, decks, hot water tank, newer front door, tinted windows etc... The yard is nicely landscaped with a beautiful garden and mature trees. Best of all this is a ONE Owner Home and all neighbours are great, they just like family!