

**10303 95 Street**  
**Clairmont, Alberta**

**MLS # A2159827**



**\$245,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lake, Lawn, No Neighbours Behind, Private, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	25-72-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Pressure washer, patio furniture,

Cul-de-sac, backing onto the lake, massive lot\*\*\*Upgrades: most flooring (2024), shingles (2023), laundry, all kitchen appliances, HWT\*\*\*6 min walk to school\*\*\*No rear neighbors\*\*\*Fully fenced 6' boards for privacy\*\*\*No carpet inside\*\*\*Open kitchen, dining, living room plan\*\*\*One owner last 18 years\*\*\*Big pantry\*\*\*Fresh paint and trim\*\*\*Vinyl windows\*\*\*Refurbished deck