

**10207 96 Street**  
**Clairmont, Alberta**

**MLS # A2162690**



**\$249,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Charming Detached Home with Expansive Lot in Clairmont, AB Discover the perfect blend of comfort and tranquility in this beautifully maintained 1,176 sq ft detached home, nestled in the serene community of Clairmont, Alberta. Situated on a vast lot, this residence offers ample parking space for vehicles and RV storage, ensuring convenience for all your needs. Inside, the home features 3 inviting bedrooms and 2 well-appointed bathrooms, including a primary suite with a private ensuite for added luxury. The open-concept design seamlessly integrates the kitchen and living areas, creating a spacious and welcoming environment ideal for both everyday living and entertaining. Step outside to enjoy the generous-sized back deck, a fantastic space for relaxing or hosting gatherings with family and friends. The large, fenced, and beautifully landscaped backyard is perfect for children to play or for creating your own outdoor oasis. Additional highlights include air conditioning for year-round comfort, stone landscaped flower beds, a cozy fire pit area, and a convenient irrigation system. This home's thoughtful design and exceptional features make it a wonderful retreat in a peaceful neighborhood. Don't miss the opportunity to make it yours!