

10209 96 Street
Clairmont, Alberta

MLS # A2163774



\$239,900

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|------------------|------------------------------|---------------|-------------------|
| Division: | N/A | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,223 sq.ft. | Age: | 1999 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Gravel Driveway, Parking Pad | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Lawn | | |

| | | | |
|--------------------|----------------------------------------------|-------------------|------------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 25-72-6-W6 |
| Exterior: | Vinyl Siding | Zoning: | RR-3 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters, Pantry | | |

Inclusions: 3 Sheds, Gazebo

Charming Updated 2-Bedroom, 2-Bathroom Home with Large Deck on Spacious Corner Lot in Clairmont! This beautifully updated 1,222sq/ft manufactured home is perfectly situated on a generous 70' plus wide corner lot, just half a block from Clairmont's K-8 school - an ideal location for families! Featuring 2 large bedrooms and 2 full bathrooms, the home boasts modern updates throughout, making it move-in ready and hassle-free. The expansive yard is fully fenced with low-maintenance chain link, providing privacy and ample space for outdoor activities. With room to build a garage, the property also comes equipped with three large sheds for all your storage needs. The outdoor space is further enhanced by a large deck with a charming gazebo - perfect for relaxing or entertaining. Recent updates throughout the home provide peace of mind and include modern finishes, making this home both stylish and functional. Located on a quiet street in the growing community of Clairmont, you'll also benefit from low property taxes, making it a budget-friendly choice. Don't miss out on this rare opportunity to own a beautifully updated home on an extra-wide lot, complete with fantastic outdoor living spaces, in a family-friendly neighbourhood! Give your favourite Realtor a call and book a showing today!