

**10905 97 Street**  
**Clairmont, Alberta**

**MLS # A2204111**



**\$199,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Piling(s)

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** rr4

**Utilities:** -

**Inclusions:** appliances are as is, many belongings will be included if existing on possession, estate administrator is in New Brunswick and may not be able to remove stuff

4 bed 2 bath 1520 sqft 2002 home on its own lot in Clairmont backing onto Greenspace. This home is located on a side street and features chain link fenced yard, shed with a rolling door and a deck. The home has a wide open layout throughout the kitchen, dining room and living room and there is an island an pantry in the kitchen. The master bedroom easily fits a king sized bed, and is 12'x13' and has a walk in closet and full 4 piece ensuite bathroom. At the other end of the home there are 3 bedrooms and a full bathroom including an extra big 18'x9' bedroom! This is an esstate sale and the home is sold as is where is.