

# \$266,800 - 10919 96a Street, Clairmont

MLS® #A2220615

**\$266,800**

3 Bedroom, 2.00 Bathroom, 1,296 sqft  
Residential on 0.12 Acres

NONE, Clairmont, Alberta

Fabulous well cared for manufactured home on its OWN lot in Clairmont! This recently renovated home features 3 bedrooms 2 full bathrooms with vinyl plank throughout its a show stopper! The large kitchen with stainless steel appliances, tile back splash and a island make for a great space! The patio doors out to a large deck and fully fenced yard is another bonus! This home is ready for its new owners! Book your showing today! Notable features newer furnance (2022) all newer appliances (2023) HWT and new shingles!

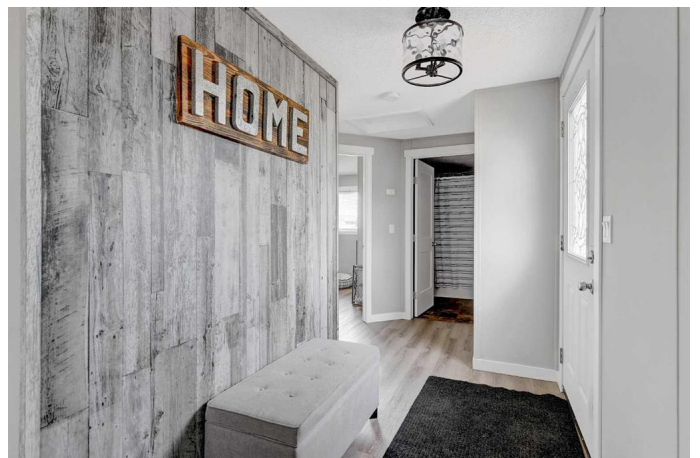
Built in 2004

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2220615     |
| Price          | \$266,800    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,296        |
| Acres          | 0.12         |
| Year Built     | 2004         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

Address 10919 96a Street



|             |                                 |
|-------------|---------------------------------|
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H0W3                          |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

### **Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle           |
| Construction      | See Remarks               |
| Foundation        | Piling(s)                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 40             |
| Zoning         | RR4            |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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