

# \$215,000 - 10846 96 Street, Clairmont

MLS® #A2222136

## \$215,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.12 Acres

N/A, Clairmont, Alberta

Affordable Mobile home on its own lot – No lot fees! This 3-bedroom + den mobile home in Clairmont offers a great opportunity for first-time buyers or for someone looking for downsize. This home is located on its own lot (no lot rent!), it backs onto a paved walking path and a lake, perfect for evening strolls or enjoying nature right from your backyard. This home features a fenced yard, a handy shed for storage, and a layout that includes a den ideal for a large home office or a fantastic playroom. The primary bedroom includes a walk-in closet and a private ensuite. There’s also a separate laundry/boot room to help keep things organized. This place could use some TLC, but with a bit of effort, it could really shine. If you're handy & looking to add a little touch of your own, this could be a great fit. Contact your agent today & view this home!

Built in 2004

## Essential Information

MLS® #	A2222136
Price	\$215,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.12
Year Built	2004



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	10846 96 Street
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5B5

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street

### Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating	Fireplace(s), Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	May 20th, 2025
Days on Market	1
Zoning	RR-4

### Listing Details

Listing Office

RE/MAX Grande Prairie

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