

\$229,900 - 10828 96 Street, Clairmont

MLS® #A2254808

\$229,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.12 Acres

NONE, Clairmont, Alberta

BACKING ONTO WALKING TRAILS AND POND!! Welcome to this charming 3-bedroom, 2-bath manufactured home in the quaint and welcoming community of Clairmont. This property offers a perfect balance of comfort, convenience, and value, making it an excellent choice for first-time buyers, families, or those looking to downsize without compromise. Step inside to discover a bright and inviting open floor plan, designed with functionality in mind. The kitchen is thoughtfully laid out with a pantry, stainless steel appliances, and a skylight that floods the space with natural light. The seamless flow into the living and dining areas creates an ideal atmosphere for both everyday living and entertaining. The spacious master suite offers a private retreat, complete with a walk-in closet and a full ensuite. Two additional bedrooms and another full bathroom provide plenty of room for family, guests, or a home office. Outdoors, the yard is partially fenced with durable chain link, providing a secure space for children or pets to play. A 12' x 16' insulated shed offers ample storage or the potential for a workshop or hobby space. One of the highlights of this property is its location—backing directly onto walking trails and pond, it's perfect for those who enjoy an active lifestyle or peaceful evening strolls right out the back door. Additional features include newer shingles for peace of mind, and the overall care and pride of ownership is evident throughout.



Affordable, move-in ready, and situated in a desirable community, this home truly checks all the boxes. Call today to book a showing!

Built in 2003

Essential Information

MLS® #	A2254808
Price	\$229,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10828 96 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5B6

Amenities

Parking Spaces	2
Parking	Asphalt, Driveway, Front Drive, Off Street, Parking Pad, On Street
Waterfront	Canal Access, Pond

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Conservation
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 9th, 2025
Days on Market	3
Zoning	RR-4

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.