# \$284,900 - 10817 96 Street, Clairmont

MLS® #A2216306

#### \$284,900

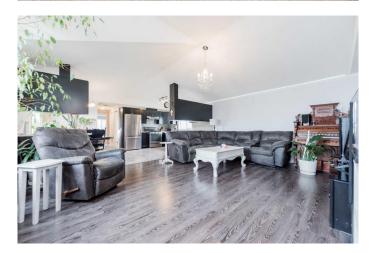
3 Bedroom, 2.00 Bathroom, 1,440 sqft Residential on 0.13 Acres

N/A, Clairmont, Alberta

MODERN FEATURES......HEATED DETACHED GARAGE.....SPACIOUS LOT.....THIS CLAIRMONT GEM IS A MUST SEE! You will instantly be intrigued by the functionality of this wonderful home. Walking into the yard you will notice the EXTENDED RV PARKING which can easily fit a large RV along with boats, toys or any additional storage needs required! Start your tour inside and you will be greeted by an ELEGANT KITCHEN SPACE featuring EYE-CATCHING CABINETRY, GENEROUS COUNTER SPACE, STAINLESS STEEL APPLIANCES, GAS RANGE, & FORMAL DINING SPACE. Continue to explore and you will be welcomed by the FUNCTIONAL LIVING ROOM WITH VINYL PLANK FLOORING & VAULTED CEILINGS. Now time to check out the primary bedroom which offers a LARGE AREA FOR BED & CABINETRY, WALK IN CLOSET, & A PRIVATE 4 PIECE ENSUITE with UPDATED VANITY! This home also offers 2 ADDITIONAL BEDROOMS, ANOTHER **UPDATED 4 PIECE BATHROOM &** LAUNDRY/STORAGE ROOM for convenience. Did I mention the LARGE DECK SPACE, GREEN SPACE BEHIND THE PROPERTY & a 19'X30' HEATED GARAGE providing an excellent space for storage, parking, or a work shop. Welcome to this exceptional property...WELCOME HOME!







Built in 2003

#### **Essential Information**

MLS® # A2216306 Price \$284,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,440
Acres 0.13
Year Built 2003

Type Residential Sub-Type Detached

Style Double Wide Mobile Home

Status Active

# **Community Information**

Address 10817 96 Street

Subdivision N/A

City Clairmont

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 0W3

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Vaulted Ceiling(s)

Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features None Lot Description Lawn

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 8

Zoning RURAL RESIDENTIAL MIXED (

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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