

# **\$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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