

# \$175,000 - 10842 96 Street, Clairmont

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MLS® #A2229874

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.12 Acres

NONE, Clairmont, Alberta

Looking for your first home or an affordable investment? This well-priced mobile in Clairmont offers incredible value with scenic views and practical features. Backing onto a peaceful walking path and pond, this property provides a quiet setting while still being conveniently located. Inside, you'll find a functional layout with an open kitchen, and comfortable bedrooms. Whether you're just starting out or adding to your rental portfolio, this is a great opportunity at a great price, don't miss your chance to own a property with both affordability and a beautiful backyard view!



Built in 2003

## Essential Information

MLS® #	A2229874
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	10842 96 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Gentle Sloping, Landscaped, Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Other
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	68
Zoning	RURAL RESIDENTIAL MIXED (

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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