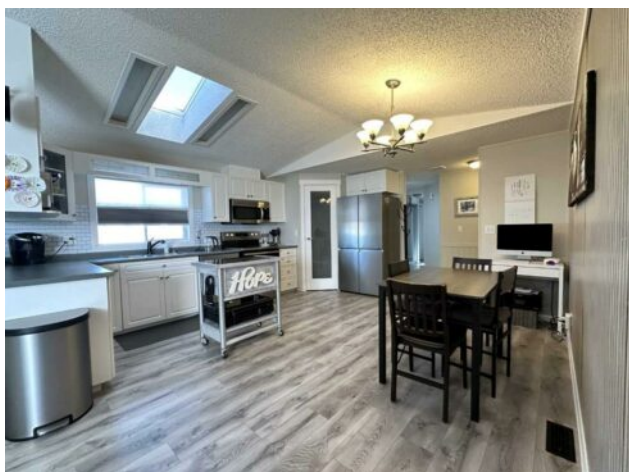


11116 96 Street
Clairmont, Alberta

MLS # A2262786



\$232,400

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Level		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Light Fixtures, All Window Coverings, Kitchen Island

Price Adjusted to Just \$232,400! – Most of the Furniture is now INCLUDED! Incredible value and move-in ready! The sellers are including most of the furniture (excluding mattresses, box springs & frames), making this the perfect turnkey opportunity — especially for first-time buyers! This beautifully updated single-wide mobile offers unbeatable comfort in a fantastic location — with a playground right next door! Step inside to discover bright, modern living with new shingles, stunning stainless steel appliances, and a newer washer and dryer set. The open-concept layout features vaulted ceilings, updated flooring, and plenty of natural light, creating a fresh and spacious feel. Don’t miss the stylish feature wall that adds a touch of character through the dining and living areas! The kitchen is designed for both function and flair, offering abundant cabinetry, a corner pantry, a large window, and a sleek modern backsplash. The thoughtful floor plan is ideal for families, featuring two generous bedrooms and a full bath on one end, and a private primary suite with ensuite on the other — plus tons of storage throughout. Set on durable steel screw piles for long-term stability, this home was relocated to its current site just last year and features a solidly framed perimeter with 2x4s and OSB, ensuring secure, stay-in-place skirting. Well maintained and move-in ready, this home blends modern comfort, affordability, and a welcoming neighborhood — close to Clairmont School, parks, and playgrounds. A wonderful place to call home!