

780-380-6207
meghan@meghanrobinson.net

10209 95 Street
Clairmont, Alberta

MLS # A2221294



\$330,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,505 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR4
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Looking for affordability that has it all, and then some? This sizable home is just that, presenting a country feel retreat. Stepping inside, you'll be greeted by a spacious single-level living area, tastefully appointed with updated vinyl plank flooring, fresh airy paint, and modern light fixtures. The living room, anchored by a cozy gas fireplace, offers a warm and inviting space for relaxation and social gatherings. The home comprises three well-sized bedrooms, and two full bathrooms, with the master suite boasting a full ensuite bathroom and a walk-in closet, providing a private haven for the homeowner. The heart of the home is the open kitchen, complete with a central island, pantry, hutch with generous storage options, and updated stainless appliances. The adjoining dining area makes for seamless entertaining and family meals. Deck access here or through the laundry room. Outdoors, the expansive yard, backing onto a serene backdrop of trees, captures the essence of country acreage living within a fully fenced perimeter. The long deck, featuring a partially covered area, is perfect for alfresco dining and enjoying the peaceful surroundings. Moreover, the property includes a finished and heated drive-through garage, an extended front driveway, a shed, and a lean-to at the back for additional covered storage. An abundance of parking spaces, and no rear neighbors, this property is a true gem for those seeking a rural lifestyle with all the conveniences of modern living. Whether you're a growing family, a couple, or a single professional, this house promises to be a cherished home for years to come. Shingles replaced in 2024