

\$169,900 - 10804 98 Street, Clairmont

MLS® #A2205782

\$169,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.11 Acres

NONE, Clairmont, Alberta

Affordable and move-in ready, this 1,216 sq. ft. home in Clairmont offers a fantastic opportunity for first-time buyers. Sitting on its own land with low county taxes (\$84/month), this 3-bedroom, 2-bathroom manufactured home is packed with value, including new shingles (2020), and immediate possession is available! The spacious, open-concept layout features vaulted ceilings in the living room, kitchen, and dining area, creating a bright and inviting space. A patio door leads to the deck, which is perfect for enjoying the outdoors. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms and a second full bathroom are located at the other end of the home. Practical features include a pantry for extra kitchen storage, a separate laundry room, and a fully fenced yard with durable chain-link fencing. Plus, there's a storage shed and no rear neighbors for added privacy. The large driveway can accommodate up to 4 vehicles or an RV. This home is in a great family-friendly location, just a 1-minute walk to the skate park and spray park and a 5-minute walk to Clairmont K-8 School. With affordable taxes and a prime location, this is a perfect starter home!

Built in 1997

Essential Information

MLS® #

A2205782



| | |
|----------------|-------------------------|
| Price | \$169,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.11 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 10804 98 Street |
| Subdivision | NONE |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 5E4 |

Amenities

| | |
|----------------|--------------------------------|
| Parking Spaces | 4 |
| Parking | Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Piling(s) |

Additional Information

Date Listed March 26th, 2025

Days on Market 8

Zoning rr4

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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