

# \$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 12

Zoning rr4

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.