

11205 97 Street  
Clairmont, Alberta

MLS # A2171678



**\$350,000**

<b>Division:</b>	Clairmont		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Few Trees, Gazebo, Lawn, Garden, Irregular Lot, Landscaped, Pie Shaped L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	25-72-6-W6
<b>Exterior:</b>	Other	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, Jetted Tub, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** 2 refrigerators, stove, dishwasher, washer, dryer, microwave, upright freezer, window coverings, air conditioner, gazebo, shed, firepit, windmill, garage door opener & 1 remote.

Are you looking for an incredibly well-kept property with TONS of parking, as well as a double garage and amazing yard? You can have it ALL, right here! This wonderful 3 bedroom + flex room, 2 full bathroom home, is situated on a massive, 10,000+ sq.ft. fenced lot, and just loaded with appealing features. Kitchen & dining area have a tremendous amount of white cabinets and ample counter space to display a little, or a lot. There is also tile backsplash, stainless steel appliances including rangetop microwave, & moveable island adding practicality AND good looks. Storage/flex room off the kitchen is currently an amazing dream pantry with custom cabinets installed plus bonus refrigerator. With the holidays fast approaching you will value the extra storage space and ability to keep all that food, cookware and goodies well preserved. 3 bedrooms are in the home which includes the MASSIVE primary with double closets and HUGE ensuite boasting 2 sinks, separate shower, toilet and awesome, walk-in jetted tub. Vaulted ceiling, gorgeous flooring plus recently added gas fireplace in the living room, all contribute to a lovely ambiance. The cute entryway with coat closet, actual laundry room which also includes an upright freezer, and main bathroom at opposite end of the primary bedroom, are a few more pieces making this home the perfect fit for you. Entertaining and enjoying the great outdoors will be most enjoyable in the fabulous backyard, complete with screened gazebo on concrete pad, firepit, windmill, flower beds, trees, lush grass and charming shed. There's also a west side, huge deck with gas BBQ hook-up. Greenspace with playground is just steps away for the kids to enjoy and the Town also has a waterpark for them to frolic in when weather permits. The big heat of summer is a memory but it will be back and you'll be very thankful you have

central air conditioning! Winter instead is on its way and you'll cherish the heated, detached, 24' x 24' double garage for either keeping the elements off of your vehicles or use as an excellent workshop space. Garage also has floor drain and peg board for tool organization. Let's talk parking! RV parking is easily accommodated along with there being a RV plug-in on the garage. The driveway can hold multiple vehicles simultaneously, too. Guests, work wheels, boat & it can all fit! Located in the quiet community of Clairmont, with benefits of lower County taxes but just a few minutes north of the City of Grande Prairie. Don't miss taking the 3D Tour. Shows fantastic - contact a REALTOR today to book a viewing or for more information!