

\$232,400 - 11116 96 Street, Clairmont

MLS® #A2262786

\$232,400

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

NONE, Clairmont, Alberta

Price Adjusted to Just \$232,400! â€œ 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 â€œ especially for first-time buyers!

This beautifully updated single-wide mobile offers unbeatable comfort in a fantastic location â€œ 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. Donâ€™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 â€œ 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!

Built in 1999

Essential Information

MLS® #	A2262786
Price	\$232,400
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	11116 96 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X5C3

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other, Rain Gutters
Lot Description	City Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	October 10th, 2025
Days on Market	28
Zoning	RR4

Listing Details

Listing Office	RE/MAX Grande Prairie
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