

\$214,500 - 9715 108 Avenue, Clairmont

MLS® #A2201354

\$214,500

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.11 Acres

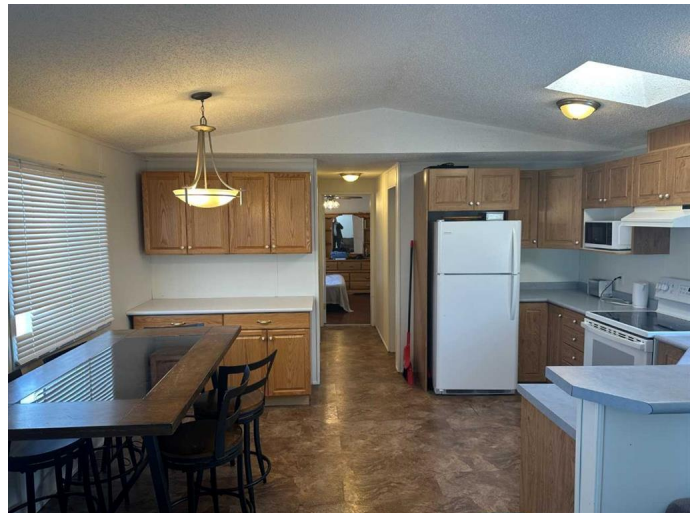
N/A, Clairmont, Alberta

Land, Ho! No lot rent here! Enjoy all the frills of small town living but within a few minutes of City life & all its services! This home is ready for new ownership. 3 bedrooms, 2 bathrooms, open floor plan, kitchen skylight & extra cabinets, no carpet in home and low County taxes are just a few of the great features this property has. Yard is fenced on 3 sides and there are no rear neighbours. There are also 2 sheds for your outside storage of items. Long, black crushed stone driveway can accommodate 4 vehicles or your RV. Brand new hot water tank installed, furnace serviced and ducts cleaned June 2025. Shingles are only a couple years old. Located super close to the Adventure Park, walking trails, Clairmont Lake and the Community School. Contact a REALTOR® today for more info or to view! Quick possession is possible - don't delay - property is selling quick in the area.

Built in 1997

Essential Information

MLS® #	A2201354
Price	\$214,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.11
Year Built	1997



Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	9715 108 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E4

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Few Trees, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	April 2nd, 2025
Days on Market	79
Zoning	RR-4

Listing Details

Listing Office	Royal LePage - The Realty Group
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