

\$214,500 - 9715 108 Avenue, Clairmont

MLS® #A2201354

\$214,500

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.11 Acres

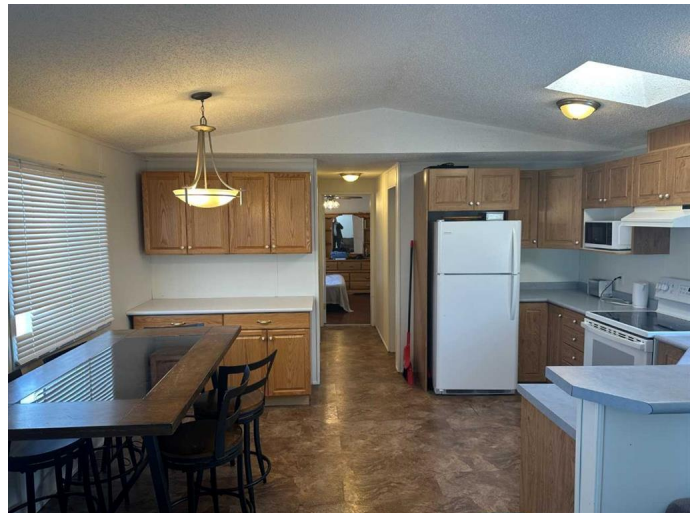
N/A, Clairmont, Alberta

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

Additional Information

Date Listed	April 2nd, 2025
Days on Market	41
Zoning	RR-4

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.