

# \$214,500 - 9715 108 Avenue, Clairmont

MLS® #A2201354

## \$214,500

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.11 Acres

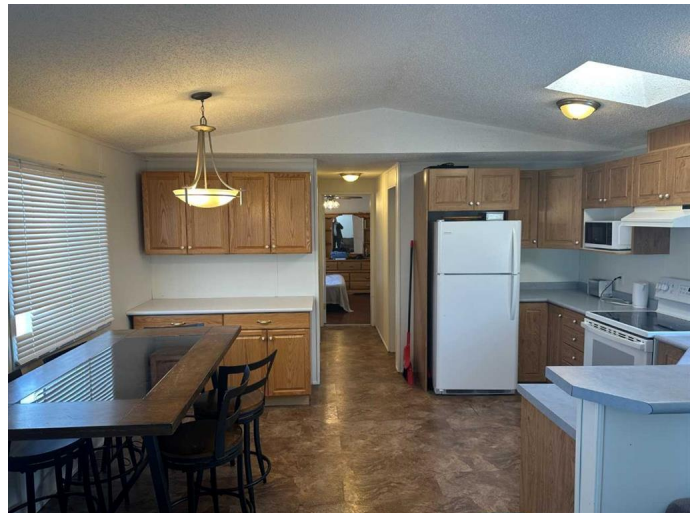
N/A, Clairmont, Alberta

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	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	76
Zoning	RR-4

### Listing Details

Listing Office	Royal LePage - The Realty Group
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