

# \$169,900 - 9709 101 Avenue, Clairmont

MLS® #A2236238

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,372 sqft  
Residential on 0.14 Acres

NONE, Clairmont, Alberta

This well-cared-for 3-bedroom, 2-bathroom mobile home in Clairmont is perfect for first-time buyers looking for affordable living just minutes from Grande Prairie. Owned by the same person for 40 years, it features a metal roof, updated kitchen with newer cabinets and a wall pantry with slide-out drawers, updated flooring, and a beautifully tiled master bathroom. Outside, enjoy the asphalt driveway, parking for 4 plus vehicles or an RV, carport, two storage sheds, including one with power, and a lovely garden, all while benefiting from low County taxes. Other upgrades include: new underbelly, plumbing, new washer and dryer 2 years ago, new lino in kitchen and dining.

Built in 1981

## Essential Information

MLS® #	A2236238
Price	\$169,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,372
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home



Status	Active
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## Community Information

Address	9709 101 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	t8x 5g4

## Amenities

Parking Spaces	4
Parking	Attached Carport

## Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Other
Roof	Metal
Construction	Aluminum Siding
Foundation	Block

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	3
Zoning	RR

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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