

# \$222,500 - 9709 108 Avenue, Clairmont

MLS® #A2256758

**\$222,500**

3 Bedroom, 1.00 Bathroom, 1,088 sqft  
Residential on 0.14 Acres

N/A, Clairmont, Alberta

This exceptionally well-maintained 3 bedroom, 1 bathroom home is move-in ready and offers excellent value for new owners. A smoke-free, pet-free property, it features numerous recent updates, including: shingles (2020), vinyl plank flooring (2025), interior doors (2025), primary bedroom carpet (2020), hot water tank (2021), dishwasher (2021), and some updated plumbing (2025).

The bright, open-concept front living space is enhanced with brand-new vinyl plank flooring, creating a warm and welcoming atmosphere. Two spacious secondary bedrooms and a full bathroom are conveniently located off the hallway, while the private primary bedroom is tucked at the end of the home.

Outdoors, you'll enjoy a large deck with two access points, a greenhouse, garden area, garden shed, and a 14' x 16' wired and heated shop—perfect for hobbies or projects. The extra-wide driveway offers ample space, including RV parking. The low-maintenance yard is finished with gravel throughout, complemented by a manicured front lawn that enhances curb appeal. With no rear neighbors and a quiet local roadway, this property offers both privacy and peace of mind.

Conveniently located within walking distance of the school and just a few blocks from the local convenience store, this home combines



affordability with comfort. Low property taxes and a competitive list price make it an ideal opportunity for first-time buyers, downsizers, or anyone seeking a well-cared-for property with great features.

Built in 1997

### **Essential Information**

MLS® #	A2256758
Price	\$222,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	9709 108 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E4

### **Amenities**

Parking Spaces	6
Parking	RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

## Exterior

Exterior Features	Garden, Storage
Lot Description	City Lot, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Few Trees, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

## Additional Information

Date Listed	September 11th, 2025
Days on Market	56
Zoning	RR-4

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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