

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

MLS® #A2256758

**\$222,500**

3 Bedroom, 1.00 Bathroom, 1,088 sqft

Single Family 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.



(id:6289)

Built in 1997

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2256758      |
| Price          | \$222,500     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 1,088         |
| Acres          | 0.14          |
| Year Built     | 1997          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Mobile Home   |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9709 108 Avenue |
| Subdivision | N/A             |
| City        | Clairmont       |
| Province    | Alberta         |
| Postal Code | T8X5E4          |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Schools                          |
| Features       | PVC window, No neighbours behind |
| Parking Spaces | 6                                |
| Parking        | RV                               |

**Interior**

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer |
| Heating      | Natural gas Forced air                                     |
| Cooling      | None                                                       |
| # of Stories | 1                                                          |

**Exterior**

|                   |              |
|-------------------|--------------|
| Exterior          | Vinyl siding |
| Exterior Features | Garden Area  |
| Foundation        | See Remarks  |

## Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.



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