

\$235,000 - 9722, 108 Avenue Avenue, Clairmont

MLS® #A2215435

\$235,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

N/A, Clairmont, Alberta

HOME OWNERSHIP BEGINS HERE! Set your eyes on this one, on its OWN LOT for \$235,000 in Clairmont! Complete with 3 Bedrooms, 2 Bathrooms, a Laundry Room, open concept Kitchen/Dining & Living Room. Deck! Backyard. Parking suitable for an RV! This home has been renovated and it's LOVELY in there. Natural light shows off the neutral colour tones. Completely renovated Kitchen with white cabinetry. Stainless steel appliances. Beautifully refreshed bathrooms with tile walls, stunning vanities, and newer flooring throughout! Roof is about 8 years old. Hot Water Tank just 8 years old. Furnace is just 6 years old and your Washer&Dryer just about new at 2 years old. Affordable home ownership AND peace of mind. This home has seen some nice improvements over the years. Appealing property taxes just over \$1,000 per year, significantly less than being in the city, all while being only a 10-minute drive away. Clairmont is an excellent choice for first-time home buyers and young families. There are plenty of parks, paved walking trails, a skate park, a splash park, and a K-8 public school within the community! Take a look today!

Built in 1999

Essential Information

MLS® # A2215435

Price \$235,000



| | |
|----------------|--------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.13 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 9722, 108 Avenue Avenue |
| Subdivision | N/A |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H 0W4 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Zoning | RR |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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