

\$318,000 - 9708 103 Avenue, Clairmont

MLS® #A2231858

\$318,000

5 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Move-In Ready 5 bedroom, 3 bathroom Bungalow located in Clairmont! This beautifully updated bungalow is just a block from local schools and steps from parks and playgrounds—making it an ideal family home! Step inside to find modern vinyl plank flooring and a fresh coat of paint throughout. The open-concept layout offers flexibility for various setups and is filled with natural light from large windows and sliding patio doors that lead to the backyard and deck. On the main floor, you'll find 3 bedrooms and 2 full bathrooms, including a primary suite with private ensuite. The basement adds 2 more bedrooms, another full bathroom, a laundry room, and a spacious rec room. Nearly every aspect has been upgraded over the last couple of years, including the kitchen cabinets and countertops, stainless steel appliances, roof and shingles, windows, plumbing and sewer lines, wiring and electrical panel, and added spray foam insulation. Sitting on a wide 50' lot with alley access, the large backyard is perfect for kids, pets, or outdoor gatherings. The property includes a 9' x 10' shed for extra storage and an 18' x 36' garage foundation footing, ready for your future garage. A spacious driveway offers ample parking for multiple vehicles, trailers, or toys. Situated on a quiet street away from main roads, this home truly checks all the boxes. Don't miss your opportunity—book your showing today!



Built in 1983

Essential Information

MLS® #	A2231858
Price	\$318,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9708 103 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W5

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance

	Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	RR-4

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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