

# \$195,000 - 9713 103 Avenue, Clairmont

MLS® #A2246165

**\$195,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Affordable home with huge potential in the quiet hamlet of Clairmont! This cute 2-bedroom, 2-bathroom bungalow offers the perfect opportunity for a starter home, investment property, or renovation project. The partially finished basement adds extra space and flexibility, and while the home is a fixer-upper, it's full of potential for the right buyer. The highlight is the nice sized detached shop – perfect for storage, hobbies, or a workspace. Located on a peaceful street with lower county taxes and a private yard. Bring your vision and make it your own!

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246165    |
| Price          | \$195,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,134       |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 9713 103 Avenue                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5E9                         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Asphalt         |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 6                 |
| Zoning         | RR-4              |

### **Listing Details**

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

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