

\$230,000 - 9702 108a Avenue, Clairmont

MLS® #A2257401

\$230,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.24 Acres

NONE, Clairmont, Alberta

Charming Clairmont Home on Massive Corner Lot!

Welcome to this incredible opportunity in Clairmont – located on a HUGE corner lot in a quiet cul-de-sac, this property offers space and potential that's hard to beat!

Boasting 3 bedrooms and 2 full bathrooms, this home features some modern new flooring, a spacious master suite with large ensuite, and a pantry for extra kitchen storage. Outside, there's room for it all – a massive 10.5 x 45 foot deck for entertaining or relaxing, firepit area, RV parking, boat parking, space for all your toys, and with county approval, easily the potential to add a double garage!

Additional perks include a shed for even more storage, and a layout perfect for families, first-time buyers, or savvy investors. Whether you're looking to enter the market with an affordable home or seeking a strong investment opportunity, this property checks all the boxes.

Don't miss your chance to own this versatile and value-packed property in a family-friendly neighbourhood, close to the Clairmont school – book your showing today!

Built in 1998

Essential Information



| | |
|----------------|--------------|
| MLS® # | A2257401 |
| Price | \$230,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.24 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 9702 108a Avenue |
| Subdivision | NONE |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 5E3 |

Amenities

| | |
|----------------|-----------------------|
| Parking Spaces | 8 |
| Parking | Gravel Driveway, None |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Few Trees, Irregular Lot, Lawn, No Neighbours Behind |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
| Zoning | RR-4 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Realty Executives North West |
|----------------|------------------------------|

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