

# \$225,000 - 9715 108 Avenue, Clairmont

MLS® #A2201354

## \$225,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.11 Acres

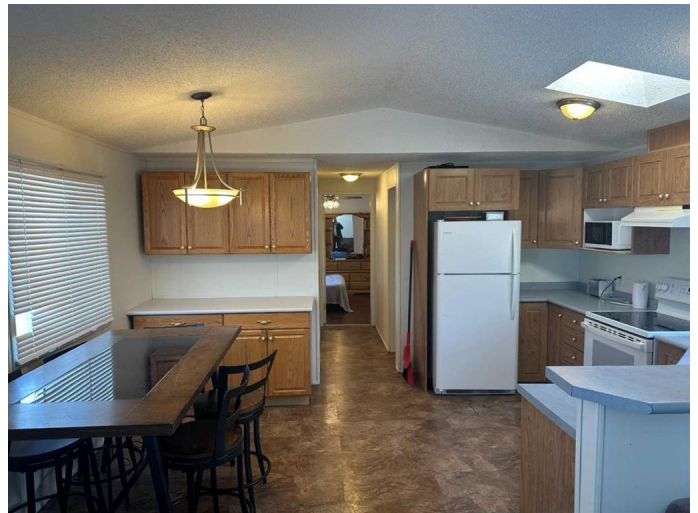
N/A, Clairmont, Alberta

Land, Ho! No lot rent here! Enjoy all the frills of small town living but within a few minutes of City life & all its services! This home is ready for new ownership. 3 bedrooms, 2 bathrooms, open floor plan, kitchen skylight & extra cabinets, no carpet in home and low County taxes are just a few of the great features this property has. Yard is fenced on 3 sides and there are no rear neighbours. There are also 2 sheds for your outside storage of items. Long, black crushed stone driveway can accommodate 4 vehicles or your RV. Shingles are only a couple years old. Located super close to the Adventure Park, walking trails, Clairmont Lake and the Community School. Contact a REALTOR® today for more info or to view! Quick possession is possible - don't delay - property is selling quick in the area.

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201354    |
| Price          | \$225,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,056       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |



|          |                         |
|----------|-------------------------|
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9715 108 Avenue                 |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5E4                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Vaulted Ceiling(s)                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Few Trees, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 19              |
| Zoning         | RR-4            |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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