

# \$239,999 - 9719 108 Avenue, Clairmont

MLS® #A2208284

**\$239,999**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 1.12 Acres

N/A, Clairmont, Alberta

Looking for the perfect starter or investment home? This move-in-ready mobile is on an owned lot with no rear neighbors. It features new shingles, 3 bedrooms, and 2 bathrooms, with a spacious open-concept design. The kitchen offers plenty of counter space and cabinetry, plus additional room for a dining area. The living room has new flooring, giving the home a fresh, modern feel. Additional upgrades include a new kitchen (2021), appliances less than 5 years old, a new hot water tank, and a new patio door. Outside, enjoy a maintenance-free Trex deck, perfect for hosting or relaxing. The property also offers ample parking, including space for an RV. Conveniently located near schools and parks, this home is a fantastic opportunity!

Built in 2001

## Essential Information

MLS® #	A2208284
Price	\$239,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	1.12
Year Built	2001
Type	Residential
Sub-Type	Detached



Style	Modular Home
Status	Active

### Community Information

Address	9719 108 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0W4

### Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	RR4

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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