

\$222,500 - 9709 108 Avenue, Clairmont

MLS® #A2256758

\$222,500

3 Bedroom, 1.00 Bathroom, 1,088 sqft

Residential on 0.14 Acres

N/A, Clairmont, Alberta

This exceptionally well-maintained 3 bedroom, 1 bathroom home is move-in ready and offers excellent value for new owners. A smoke-free, pet-free property, it features numerous recent updates, including: shingles (2020), vinyl plank flooring (2025), interior doors (2025), primary bedroom carpet (2020), hot water tank (2021), dishwasher (2021), and updated plumbing (2025).

The bright, open-concept front living space is enhanced with brand-new vinyl plank flooring, creating a warm and welcoming atmosphere. Two spacious secondary bedrooms and a full bathroom are conveniently located off the hallway, while the private primary bedroom is tucked at the end of the home.

Outdoors, you'll enjoy a large deck with two access points, a greenhouse, garden area, garden shed, and a 14' x 16' wired and heated shop—perfect for hobbies or projects. The extra-wide driveway offers ample space, including RV parking. The low-maintenance yard is finished with gravel throughout, complemented by a manicured front lawn that enhances curb appeal. With no rear neighbors and a quiet local roadway, this property offers both privacy and peace of mind.

Conveniently located within walking distance of the school and just a few blocks from the local convenience store, this home combines



affordability with comfort. Low property taxes and a competitive list price make it an ideal opportunity for first-time buyers, downsizers, or anyone seeking a well-cared-for property with great features.

Built in 1997

Essential Information

MLS® #	A2256758
Price	\$222,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	9709 108 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E4

Amenities

Parking Spaces	6
Parking	RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Storage
Lot Description	Few Trees, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Open Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	September 11th, 2025
Days on Market	30
Zoning	RR-4

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.