

# \$175,000 - 9713 108 Avenue, Clairmont

MLS® #A2241300

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.11 Acres

N/A, Clairmont, Alberta

This diamond in the rough may be exactly what you are looking for! On it's own lot in the cute community of Clairmont, with a little love this 3 bedroom, 2 bathroom, 1216 sq ft manufactured home would be the perfect investment! Clairmont offers a variety of great perks to living here! Low county taxes, great school, a skateboard and splash park, lots of community events and close to GP. If you work for an oilfield company chances are they are located in Clairmont's backyard, so you would be very close to work! Call today to set up a showing!

Built in 1998

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2241300     |
| Price          | \$175,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,216        |
| Acres          | 0.11         |
| Year Built     | 1998         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 9713 108 Avenue                 |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5E4                         |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

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

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | ICF Block       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 52              |
| Zoning         | RR4             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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