

# \$235,000 - 9722, 108 Avenue Avenue, Clairmont

MLS® #A2215435

**\$235,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

N/A, Clairmont, Alberta

HOME OWNERSHIP BEGINS HERE! Set your eyes on this one, on its OWN LOT for \$235,000 in Clairmont! Complete with 3 Bedrooms, 2 Bathrooms, a Laundry Room, open concept Kitchen/Dining & Living Room. Deck! Backyard. Parking suitable for an RV! This home has been renovated and it's LOVELY in there. Natural light shows off the neutral colour tones. Completely renovated Kitchen with white cabinetry. Stainless steel appliances. Beautifully refreshed bathrooms with tile walls, stunning vanities, and newer flooring throughout! Roof is about 8 years old. Hot Water Tank just 8 years old. Furnace is just 6 years old and your Washer&Dryer just about new at 2 years old. Affordable home ownership AND peace of mind. This home has seen some nice improvements over the years. Appealing property taxes just over \$1,000 per year, significantly less than being in the city, all while being only a 10-minute drive away. Clairmont is an excellent choice for first-time home buyers and young families. There are plenty of parks, paved walking trails, a skate park, a splash park, and a K-8 public school within the community! Take a look today!

Built in 1999

## Essential Information

MLS® # A2215435

Price \$235,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	9722, 108 Avenue Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	7
Zoning	RR
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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