

\$274,900 - 9714 106 Avenue, Clairmont

MLS® #A2253382

\$274,900

3 Bedroom, 2.00 Bathroom, 1,176 sqft
Residential on 0.16 Acres

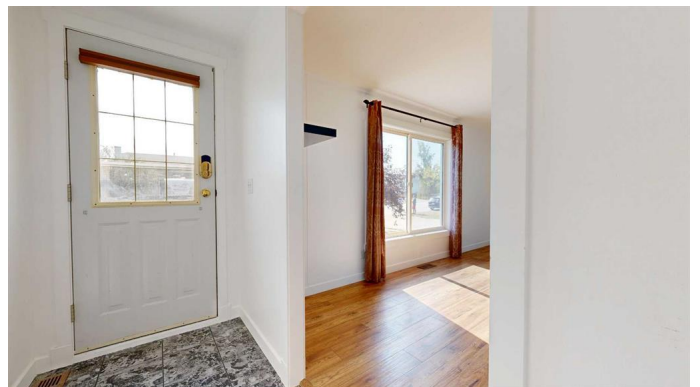
N/A, Clairmont, Alberta

This updated 3 bedroom, 2 bathroom modular in Clairmont is move-in ready and full of charm. As you walk in, youâ€™re welcomed by a practical entry space that opens into a bright living room, where a large south-facing window fills the space with natural light. Just off the living room is the primary suite, complete with a large walk-through closet leading to a private 4 piece ensuite.

The kitchen and dining area overlook your backyard and rear deck, creating a perfect spot for everyday living and entertaining. From there, youâ€™ll find a functional laundry area that continues through to the main 4 piece bath, plus two additional bedrooms down the hall.

This home has seen some recent updates including newer roofing, new flooring, fresh paint, and new trim, giving it a modern, refreshed feel. Outside, the yard has been opened up to create more space to enjoy, and the double detached garage is powered and insulated; great for storage, parking, or projects.

Located in the welcoming community of Clairmont, youâ€™ll also have the convenience of Clairmont Community School (Kâ€“8) nearby, plus an easy commute into the city. Reach out to your agent today to book a private viewing.



Built in 1997

Essential Information

MLS® #	A2253382
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	9714 106 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W1

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	September 8th, 2025
Days on Market	9
Zoning	RR-3

Listing Details

Listing Office	eXp Realty
----------------	------------

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.