

# \$230,000 - 9702 108a Avenue, Clairmont

---

MLS® #A2257401

**\$230,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.24 Acres

NONE, Clairmont, Alberta

Charming Clairmont Home on Massive Corner Lot!

Welcome to this incredible opportunity in Clairmont – located on a HUGE corner lot in a quiet cul-de-sac, this property offers space and potential that's hard to beat!

Boasting 3 bedrooms and 2 full bathrooms, this home features some modern new flooring, a spacious master suite with large ensuite, and a pantry for extra kitchen storage. Outside, there's room for it all – a massive 10.5 x 45 foot deck for entertaining or relaxing, firepit area, RV parking, boat parking, space for all your toys, and with county approval, easily the potential to add a double garage!

Additional perks include a shed for even more storage, and a layout perfect for families, first-time buyers, or savvy investors. Whether you're looking to enter the market with an affordable home or seeking a strong investment opportunity, this property checks all the boxes.

Don't miss your chance to own this versatile and value-packed property in a family-friendly neighbourhood, close to the Clairmont school – book your showing today!

Built in 1998

## Essential Information



MLS® #	A2257401
Price	\$230,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.24
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	9702 108a Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E3

### **Amenities**

Parking Spaces	8
Parking	Gravel Driveway, None

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Few Trees, Irregular Lot, Lawn, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	September 16th, 2025
Zoning	RR-4

### **Listing Details**

Listing Office	Realty Executives North West
----------------	------------------------------

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.