

# \$219,000 - 9714 109 Avenue, Clairmont

MLS® #A2240061

## \$219,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.13 Acres

N/A, Clairmont, Alberta

Whether you're a first-time buyer or looking to expand your investment portfolio, this modular home on its own lot in Clairmont is a fantastic opportunity. Offering 3 bedrooms and 2 full bathrooms – including a spacious primary suite with a jetted tub – this home provides comfort and value. Located within walking distance to Clairmont School, the skate park, spray park. Enjoy the perks of lower county taxes in a growing community with great amenities, just minutes from Grande Prairie

Built in 2000

### Essential Information

MLS® #	A2240061
Price	\$219,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	9714 109 Avenue
Subdivision	N/A



City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0W0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	2
Zoning	RR-4

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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