

\$185,000 - 9727 108 Avenue, Clairmont

MLS® #A2254771

\$185,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.12 Acres

NONE, Clairmont, Alberta

IMMEDIATE POSSESSION!! Looking for your first home or an Investment property? This 3 BED | 2 BATH manufactured home in Clairmont has wheel chair access and is move-in ready!

-Own your land â€” NO lot fees, just low county taxes of \$87.50/month

-New shingles (2022)

-New Floating skirting (2023)

Step inside to an open-concept layout with vaulted ceilings, making the living room, kitchen, and dining area bright and spacious. The kitchen offers a handy pantry with lots of cabinet space.

The primary bedroom features a walk-in closet and private ensuite, while two more bedrooms and a full bath sit at the opposite end for privacy. Youâ€™ll also appreciate the separate laundry room, mostly fenced yard with chain-link fencing, storage shed, and a large driveway with space for up to 4 vehicles or an RV. Plus, no rear neighbors!

All this in a fantastic family-friendly neighborhoodâ€”just a 1-minute walk to the skate and spray park, and only 5 minutes to Clairmont K-8 School.

Affordable, private, and conveniently locatedâ€”this home checks all the boxes for first-time buyers or investors.

Built in 1995



Essential Information

MLS® #	A2254771
Price	\$185,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9727 108 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W4

Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Other
Foundation	ICF Block

Additional Information

Date Listed	September 6th, 2025
Days on Market	3
Zoning	RR-4

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.