

# \$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 | T8X 5E4                         |

## 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 | 11                  |
| Zoning         | RR-4                |

### **Listing Details**

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

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