

# \$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 | 19              |
| Zoning         | RR-4            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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