

\$224,900 - 9712 109 Avenue, Clairmont

MLS® #A2262178

\$224,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 1.19 Acres

NONE, Clairmont, Alberta

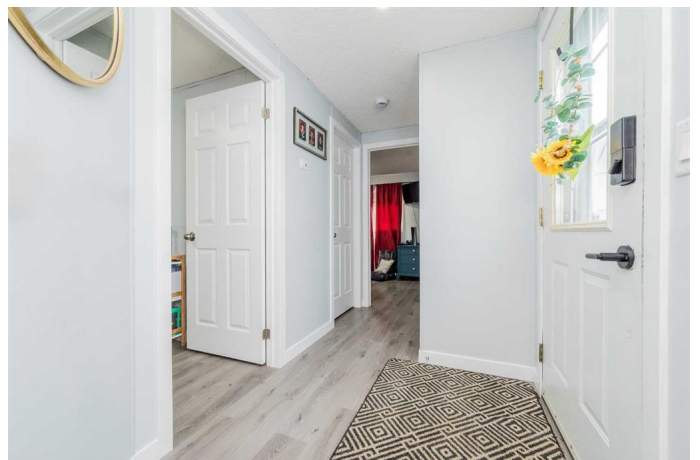
Welcome to this beautifully updated 1,216 sq.ft. modular home situated on its own lot in the family-friendly community of Clairmont—meaning no monthly lot fees! Offering 3 bedrooms and 2 full bathrooms, this home combines comfort, functionality, and recent upgrades that make it truly move-in ready.

The bright kitchen features a skylight, a large walk-in pantry, newer fridge, dishwasher, and range hood, along with plenty of storage. Both the kitchen and bathrooms have been refreshed with new faucets, adding to the modern feel. The spacious primary suite offers a relaxing ensuite complete with a jetted tub and linen closet.

Additional updates include stylish vinyl plank flooring, fresh paint, trim, updated interior doors, and modern light fixtures throughout.

Step outside and enjoy the deck—perfect for morning coffee or evening barbecues. The large driveway provides ample room to park an RV, while the fenced yard and storage shed add extra convenience for outdoor living. For added peace of mind, new skirting has been installed.

This home offers excellent value with thoughtful updates, outdoor space, and the bonus of owning your own lot in a growing community. Don't miss your chance to



make it yours!

Built in 1998

Essential Information

MLS® #	A2262178
Price	\$224,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	1.19
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	9712 109 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E2

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad

Interior

Interior Features	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Basement None

Exterior

Exterior Features None
Lot Description Back Yard, Front Yard, Landscaped, Lawn
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Piling(s)

Additional Information

Date Listed October 3rd, 2025
Days on Market 36
Zoning RR-4

Listing Details

Listing Office RE/MAX Grande Prairie

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.