

\$205,000 - 9718 108 Avenue, Clairmont

MLS® #A2266574

\$205,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.01 Acres

N/A, Clairmont, Alberta

This functional, 1216 sq. ft. home is situated in the desirable, low-tax community of Clairmont, offering three bedrooms and two full bathrooms. The exceptionally large, open-concept floor plan is flooded with natural light, highlighted by a brilliant kitchen skylight. The kitchen is equipped with five essential appliances and classic oak cabinets. The master suite provides a comfortable retreat, featuring new carpet, a four-piece ensuite, and a walk-in closet, while a dedicated laundry room adds practicality. With great proximity to new schools and walking trails, and featuring a clean, landscaped yard with front and rear decks, this property is an excellent opportunity for a first-time home buyer or a smart rental investment.

Built in 1998

Essential Information

MLS® #	A2266574
Price	\$205,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.01
Year Built	1998
Type	Residential
Sub-Type	Detached



Style	Modular Home
Status	Active

Community Information

Address	9718 108 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H2W4

Amenities

Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

Interior

Interior Features	Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	October 28th, 2025
Days on Market	6
Zoning	RR-4

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.