

\$330,000 - 10209 95 Street, Clairmont

MLS® #A2221294

\$330,000

3 Bedroom, 2.00 Bathroom, 1,505 sqft
Residential on 0.18 Acres

NONE, Clairmont, Alberta

Looking for affordability that has it all, and then some? This sizable home is just that, presenting a country feel retreat. Stepping inside, you'll be greeted by a spacious single-level living area, tastefully appointed with updated vinyl plank flooring, fresh airy paint, and modern light fixtures. The living room, anchored by a cozy gas fireplace, offers a warm and inviting space for relaxation and social gatherings. The home comprises three well-sized bedrooms, and two full bathrooms, with the master suite boasting a full ensuite bathroom and a walk-in closet, providing a private haven for the homeowner. The heart of the home is the open kitchen, complete with a central island, pantry, hutch with generous storage options, and updated stainless appliances. The adjoining dining area makes for seamless entertaining and family meals. Deck access here or through the laundry room. Outdoors, the expansive yard, backing onto a serene backdrop of trees, captures the essence of country acreage living within a fully fenced perimeter. The long deck, featuring a partially covered area, is perfect for alfresco dining and enjoying the peaceful surroundings. Moreover, the property includes a finished and heated drive-through garage, an extended front driveway, a shed, and a lean-to at the back for additional covered storage. An abundance of parking spaces, and no rear neighbors, this property is a true gem for those seeking a rural lifestyle with all the conveniences of modern living. Whether you're



a growing family, a couple, or a single professional, this house promises to be a cherished home for years to come. Shingles replaced in 2024

Built in 2003

Essential Information

MLS® #	A2221294
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	10209 95 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W0

Amenities

Parking Spaces	8
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	May 24th, 2025
Days on Market	14
Zoning	RR4

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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