

# \$318,000 - 9708 103 Avenue, Clairmont

MLS® #A2231858

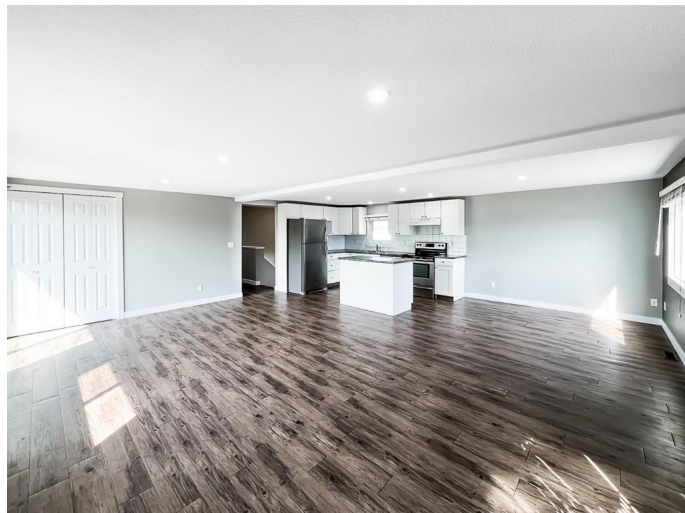
**\$318,000**

5 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Move-In Ready 5 bedroom, 3 bathroom Bungalow located in Clairmont! This beautifully updated bungalow is just a block from local schools and steps from parks and playgrounds—making it an ideal family home! Step inside to find a modern vinyl plank flooring and a fresh coat of paint throughout. The open-concept layout offers flexibility for various setups and is filled with natural light from large windows and sliding patio doors that lead to the backyard and deck. On the main floor, you'll find 3 bedrooms and 2 full bathrooms, including a primary suite with private ensuite. The basement adds 2 more bedrooms, another full bathroom, a laundry room, and a spacious rec room. Nearly every aspect has been upgraded over the last couple of years, including the kitchen cabinets and countertops, stainless steel appliances, roof and shingles, windows, plumbing and sewer lines, wiring and electrical panel, and added spray foam insulation. Sitting on a wide 50' lot with alley access, the large backyard is perfect for kids, pets, or outdoor gatherings. The property includes a 9' x 10' shed for extra storage and an 18' x 36' garage foundation footing, ready for your future garage. A spacious driveway offers ample parking for multiple vehicles, trailers, or toys. Situated on a quiet street away from main roads, this home truly checks all the boxes. Don't miss your opportunity—book your showing today!



Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231858    |
| Price          | \$318,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,170       |
| Acres          | 0.14        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9708 103 Avenue                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0W5                         |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full, Partially Finished                         |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance |

|              |                 |
|--------------|-----------------|
|              | Landscape       |
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 3               |
| Zoning         | RR-4            |

### **Listing Details**

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

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