

# \$274,900 - 9714 106 Avenue, Clairmont

MLS® #A2253382

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 0.16 Acres

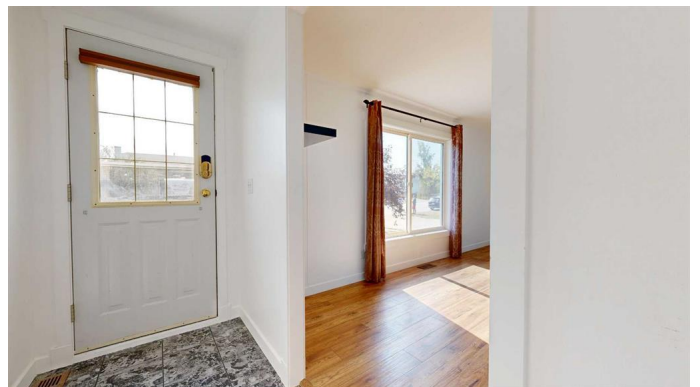
N/A, Clairmont, Alberta

This updated 3 bedroom, 2 bathroom modular in Clairmont is move-in ready and full of charm. As you walk in, youâ€™re welcomed by a practical entry space that opens into a bright living room, where a large south-facing window fills the space with natural light. Just off the living room is the primary suite, complete with a large walk-through closet leading to a private 4 piece ensuite.

The kitchen and dining area overlook your backyard and rear deck, creating a perfect spot for everyday living and entertaining. From there, youâ€™ll find a functional laundry area that continues through to the main 4 piece bath, plus two additional bedrooms down the hall.

This home has seen some recent updates including newer roofing, new flooring, fresh paint, and new trim, giving it a modern, refreshed feel. Outside, the yard has been opened up to create more space to enjoy, and the double detached garage is powered and insulated; great for storage, parking, or projects.

Located in the welcoming community of Clairmont, youâ€™ll also have the convenience of Clairmont Community School (Kâ€“8) nearby, plus an easy commute into the city. Reach out to your agent today to book a private viewing.



Built in 1997

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2253382     |
| Price          | \$274,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,176        |
| Acres          | 0.16         |
| Year Built     | 1997         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9714 106 Avenue                 |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5E5                         |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 5                                                     |
| Parking        | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                         |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Basement          | None                                                                      |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Back Yard, Few Trees, Front Yard, Irregular Lot |
| Roof            | Asphalt Shingle                                 |
| Construction    | Vinyl Siding, Wood Frame                        |
| Foundation      | Piling(s)                                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 31                  |
| Zoning         | RR-3                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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