

\$220,000 - 9521 111 Avenue, Clairmont

MLS® #A2256765

\$220,000

3 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.14 Acres

N/A, Clairmont, Alberta

New to the market, this well-cared-for 3 bedroom, 2 bathroom manufactured home offers 1,368 sq. ft. of comfortable living space designed with family in mind. The functional floor plan provides two bedrooms and a full bathroom at one end of the home, while the spacious primary suite is privately located at the opposite end. The primary retreat features an impressive 14'™ closet and a generously sized ensuite spanning nearly 17'™ wide, complete with a large soaker tub/shower and a makeup vanity.

At the heart of the home, you'll find an open-concept living space with vaulted ceilings and west-facing windows that fill the rooms with natural light. The kitchen is well-appointed with extensive counter space, perfect for meal prep, along with a built-in china cabinet with glass doors to showcase your favorite dishware or collectibles. All appliances are included for added convenience.

Additional features include newer shingles and a storage shed, ideal for tools and garden equipment. This move-in ready property combines comfort, practicality, and affordability, making it an excellent choice for families or first-time home buyers.

Don't miss this opportunity—book your showing today!

Built in 2006



Essential Information

MLS® #	A2256765
Price	\$220,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9521 111 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Corner Lot, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed September 12th, 2025
Days on Market 5
Zoning RR-4

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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