\$92,500 - 6, 9824 104 Avenue, Clairmont

MLS® #A2257742

\$92,500

3 Bedroom, 2.00 Bathroom, 1,088 sqft Mobile on 0.00 Acres

NONE, Clairmont, Alberta

This 1996 modular offers 3 bedrooms, 2 full bathrooms, and an ideal layout with the primary suite on one end, featuring a large closet and 4-piece ensuite, and two bedrooms plus a full bath on the other, divided by a bright, open-concept kitchen, dining, and living room at the heart of the home.

Recent updates provide comfort and peace of mind, including a new metal roof (2022), new sewer line, all new insulated skirting for added warmth, and a high-efficiency eco-friendly furnace installed in March 2025, plus fresh paint throughout. Inside, the home stands out with its black ash and exotic ash hardwood floors, adding warmth and character.

An entrance addition and a covered deck extend your space, while the fully fenced yard is perfect for pets (with park approval) or outdoor enjoyment. Close to Clairmont school, the splash and bike parks, Clairmont arena, convenience stores, and other amenities.

With thoughtful updates already complete, this home is move-in ready and waiting for its next owner. Lot rent of \$560/month includes water, sewer, garbage, snow removal, and common area maintenance.







Built in 1996

Essential Information

MLS® # A2257742

Price \$92,500

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,088

Acres 0.00

Year Built 1996

Type Mobile

Sub-Type Mobile

Style Single Wide Mobile Home

Status Active

Community Information

Address 6, 9824 104 Avenue

Subdivision NONE

City Clairmont

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X 5A6

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Appliances Dishwasher, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Exterior

Roof Metal Foundation Block

Additional Information

Date Listed September 22nd, 2025

Days on Market 47

Listing Details

Listing Office eXp Realty

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