

**9510 108A Avenue  
Clairmont, Alberta**

**MLS # A2321807**



## \$269,900

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Off Street, Oversized, Owned, Parking Pad, Paved		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

County tax's, detached workshop with power, oversized parking, and a large corner lot! Welcome to this charming and well-maintained 3-bedroom, 2-bathroom home located on a large corner lot in the family-friendly community of Clairmont. Offering 1,216 sq ft of comfortable living space, this home is packed with features you'll love. Step inside and enjoy the comfort of air conditioning, a functional layout, and a warm, inviting atmosphere that truly feels like home. The spacious primary bedroom includes its own full ensuite, while the additional bedrooms provide plenty of room for family, guests, or a home office. A wood stove adds extra charm and warmth, creating the perfect cozy retreat during colder months. Outside you'll appreciate the expansive fully fenced yard with endless possibilities for entertaining, gardening, or simply enjoying the outdoors. The detached workshop with power is perfect for hobbyists, storage, or tackling your next project. Two parking pads (one paved) offer extra room for vehicles and parking. Situated in a great location close to schools, parks, and amenities, this property offers the added benefit of lower County taxes while still being just minutes from Grande Prairie. Whether you're a first-time buyer, downsizing, or looking for an affordable family home with extra space and functionality, this property checks all the boxes.