

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

MLS® #A2253382

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.16 Acres

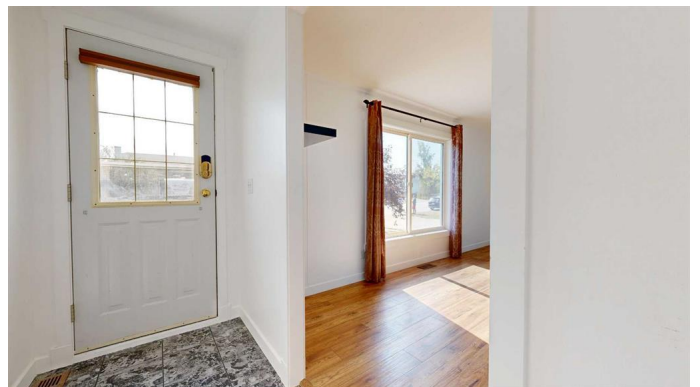
N/A, Clairmont, Alberta

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	T0H 0W1

## Amenities

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

## Interior

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

## Exterior

Exterior Features	Private Yard
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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	1
Zoning	RR-3

### **Listing Details**

Listing Office	eXp Realty
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