

9714 109 Avenue
Clairmont, Alberta

MLS # A2240061



\$219,000

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|-------------|--------------------|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR-4 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | NA | | |

Whether you're a first-time buyer or looking to expand your investment portfolio, this modular home on its own lot in Clairmont is a fantastic opportunity. Offering 3 bedrooms and 2 full bathrooms — including a spacious primary suite with a jetted tub — this home provides comfort and value. Located within walking distance to Clairmont School, the skate park, spray park. Enjoy the perks of lower county taxes in a growing community with great amenities, just minutes from Grande Prairie