

# \$289,000 - 9706 110 Avenue N, Clairmont

MLS® #A2241971

**\$289,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.14 Acres

NONE, Clairmont, Alberta

Check out this affordable home on your own lot in hamlet of Clairmont! This home is completely renovated and move in ready. New shingles, new kitchen cabinets, new garden door, windows redone. This open concept house is new paint from ceiling, to walls to doors and trim. New vinyl plank flooring throughout. Enjoy your master ensuite with all new stand up shower with rain head. Kitchen features new white cabinets with undercounter lighting, big farmhouse sink. If you have a lot of kitchen supplies this home has enough space, with added liquor display and coffee nook plus added bonus of barn style door to hide all your big items to keep your counters decluttered. Living room features shelving units to be beside the huge electric fireplace to snuggle up on those cold winter nights. Big covered porch/addition with lighting to bbq, enjoy the rainy nights on your patio furniture or storage. Outside large 12x24 garage/shed for all your toys, there is a dog area closed off so you can still enjoy your yard that has nice walk way to your fire pit area. This home is amazing first home, small family or just downsizing. Call your favorite realtor today!



Built in 2001

## Essential Information

MLS® #	A2241971
Price	\$289,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	9706 110 Avenue N
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E1

### **Amenities**

Parking Spaces	5
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, French Door, Granite Counters, Open Floorplan, Storage
Appliances	Convection Oven, Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Electric Water Heater
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

## Additional Information

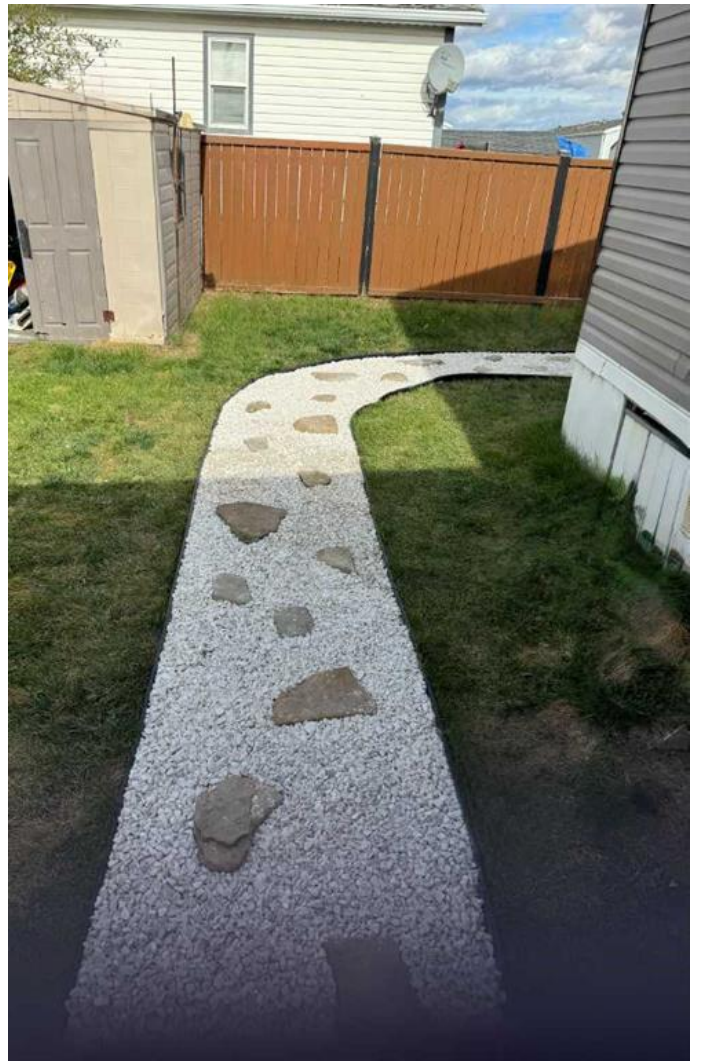
Date Listed July 21st, 2025

Days on Market 12

Zoning RES

## Listing Details

Listing Office 2% Realty Grande



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