

# \$234,900 - 9710 111 Avenue Avenue, Clairmont

MLS® #A2208105

## \$234,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 1.51 Acres

NONE, Clairmont, Alberta

This 3 bedroom, 2 bathroom mobile sits on a quiet street with a large pie-shaped lot in Clairmont, offering plenty of outdoor space. With no lot fees and lower property taxes, this is an affordable opportunity to own your home and land! A little TLC would bring this home back to its full potential. The double detached garage (24' x 28') provides additional parking and storage. Perfect project for a handyman or investor, this property is ready for your vision and improvements. Call to schedule your viewing today!



Built in 2002

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2208105                |
| Price          | \$234,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 1.51                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|         |                        |
|---------|------------------------|
| Address | 9710 111 Avenue Avenue |
|---------|------------------------|

|             |                              |
|-------------|------------------------------|
| Subdivision | NONE                         |
| City        | Clairmont                    |
| County      | Grande Prairie No. 1, County |
| Province    | Alberta                      |
| Postal Code | T8X 5C9                      |

### Amenities

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 4                          |
| Parking        | Double Garage Detached, Pa |
| # of Garages   | 2                          |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Walk- |
| Appliances        | Dishwasher, Dryer, Electric S |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Basement          | None                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Piling(s)       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 35               |
| Zoning         | RR-4             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage - The Realty Gro |
|----------------|-------------------------------|

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