

# \$259,900 - 9818 100 Avenue, Clairmont

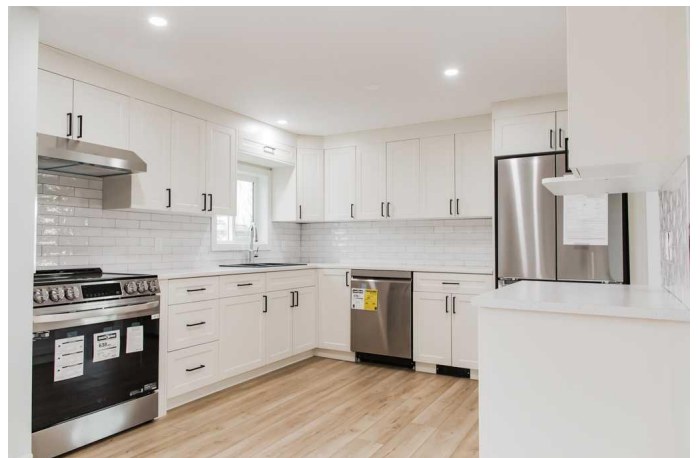
MLS® #A2213762

## \$259,900

3 Bedroom, 2.00 Bathroom, 1,309 sqft  
Residential on 0.14 Acres

NONE, Clairmont, Alberta

This fully updated 3-bedroom, 1.5-bathroom home in the affordable and family-friendly community of Clairmont is move-in ready and available for immediate possession. Ideally located just six blocks from the Clairmont school and a short walk to nearby shopping, this home also backs onto an alley for added privacy and convenience. Inside, the home has been extensively renovated with modern finishes, including new vinyl plank flooring, fresh drywall with updated paint and trim, a fully remodeled kitchen with new soft-close cupboards, stylish backsplash, updated countertops, and stainless steel appliances, new plugs, switches and interior and exterior lighting. The open-concept layout connects the kitchen, living, and dining areas, creating a bright and welcoming main living space. The ceiling has been retextured, and a large hallway storage closet with custom shelving and a pantry adds functionality. The main bathroom is oversized and features a deep soaker tub with a tiled shower surround, while the primary bedroom includes a private half-bath ensuite. Exterior updates, including shingles, windows, and siding, were completed about ten years ago. Additional features include ample front parking, a fenced yard with chain-link fencing, and incredibly low property taxes—just \$857 per year, which is approximately 48% less than nearby Grande Prairie, all while being only a 10-minute drive away. Clairmont offers an excellent environment for first-time home buyers and



young families, with plenty of parks, paved trails, a skate park, splash park, and a K-8 school within the community.

Built in 1977

**Essential Information**

MLS® #	A2213762
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,309
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

**Community Information**

Address	9818 100 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5A5

**Amenities**

Parking Spaces	3
Parking	Parking Pad

**Interior**

Interior Features	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Basement	None
----------	------

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	22
Zoning	gc

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.