



GRASSROOTS
REALTY GROUP

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**9818 100 Avenue
Clairmont, Alberta**

MLS # A2213762



\$259,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,309 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	gc
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

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.