

# \$195,000 - 9713 103 Avenue, Clairmont

MLS® #A2246165

**\$195,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Affordable home with huge potential in the quiet hamlet of Clairmont! This cute 2-bedroom, 2-bathroom bungalow offers the perfect opportunity for a starter home, investment property, or renovation project. The partially finished basement adds extra space and flexibility, and while the home is a fixer-upper, it's full of potential for the right buyer. The highlight is the nice sized detached shop – perfect for storage, hobbies, or a workspace. Located on a peaceful street with lower county taxes and a private yard. Bring your vision and make it your own!

Built in 1964

## Essential Information

MLS® #	A2246165
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	9713 103 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E9

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	RR-4

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.