

# **\$379,900 - 9711 105 Avenue, Clairmont**

MLS® #A2208769

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.15 Acres

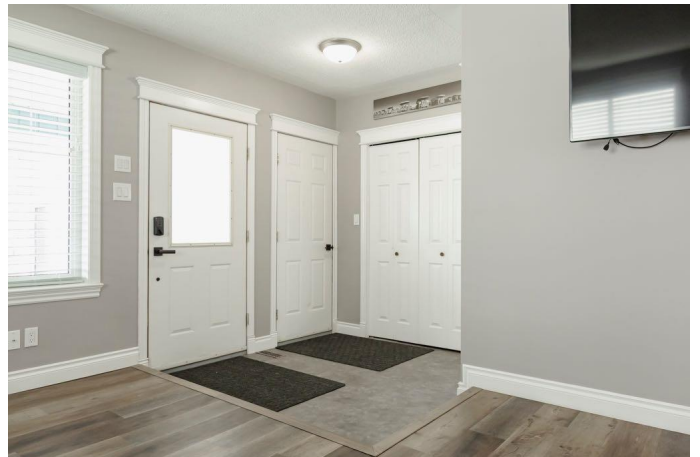
NONE, Clairmont, Alberta

Beautifully Updated Bungalow Just Steps from Clairmont School!

Discover your dream family home, perfectly located just steps from Clairmont School and right around the corner from the skate and water park! This extensively updated bungalow features 4 spacious bedrooms, 2 full bathrooms, and an impressive list of recent upgrades offering exceptional value and comfort for your family. Step inside to a welcoming entrance that opens into a bright and airy living room, seamlessly connected to the kitchen and dining area. The main floor shines with fresh paint, modern baseboards, updated outlets, new window coverings, and a completely renovated main bathroom. All the flooring upstairs (with the exception of the kitchen, hallway, and bathroom) features luxury vinyl plank flooring. The kitchen features stunning new countertops, while the master bedroom offers a cozy retreat and convenient access to the bathroom and laundry area. A second generously sized bedroom completes the main level.

Downstairs, the fully developed basement expands your living space with a large recreation room perfect for movie nights or entertaining plus two additional bedrooms and a second full bathroom.

The beautifully landscaped south-facing backyard is partially fenced with a brand-new 6-foot fence, alley access, and a gate. Relax



or entertain on the massive 23x36 stamped and dyed concrete patio, or enjoy the serene atmosphere of a partially completed pond and included garden shed. The new composite front deck adds charming curb appeal and a peaceful spot to unwind. Perfect parking options with RV parking alongside the home. The attached garage is fully insulated and heated, complete with built-in shelving for convenient storage and year-round comfort. There's also ample driveway space and a huge concrete pad with RV parking and backyard access. Additional upgrades include a new washer and dryer, new hot water tank, and shingles replaced in 2018. With all the hard work already done, this move-in ready home is available for immediate possession. Sunny, stylish, and superbly locatedâ€”it wonâ€™t last! Call today to schedule your private showing!

Built in 1994

**Essential Information**

MLS® #	A2208769
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9711 105 Avenue
Subdivision	NONE
City	Clairmont

County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5E6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
Zoning	RR-4

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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