

\$92,500 - 6, 9824 104 Avenue, Clairmont

MLS® #A2257742

\$92,500

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Mobile on 0.00 Acres

NONE, Clairmont, Alberta

This 1996 modular offers 3 bedrooms, 2 full bathrooms, and an ideal layout with the primary suite on one end, featuring a large closet and 4-piece ensuite, and two bedrooms plus a full bath on the other, divided by a bright, open-concept kitchen, dining, and living room at the heart of the home.

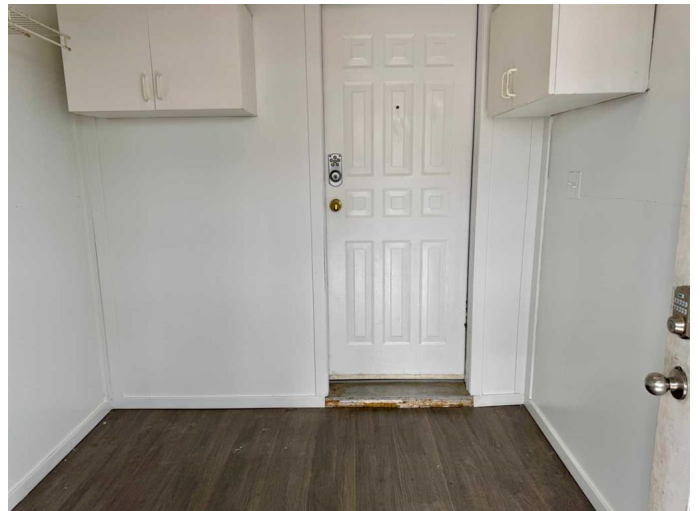
Recent updates provide comfort and peace of mind, including a new metal roof (2022), new sewer line, all new insulated skirting for added warmth, and a high-efficiency eco-friendly furnace installed in March 2025, plus fresh paint throughout. Inside, the home stands out with its black ash and exotic ash hardwood floors, adding warmth and character.

An entrance addition and a covered deck extend your space, while the fully fenced yard is perfect for pets (with park approval) or outdoor enjoyment. Close to Clairmont school, the splash and bike parks, Clairmont arena, convenience stores, and other amenities.

With thoughtful updates already complete, this home is move-in ready and waiting for its next owner. Lot rent of \$560/month includes water, sewer, garbage, snow removal, and common area maintenance.

Built in 1996

Essential Information



MLS® #	A2257742
Price	\$92,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	1996
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	6, 9824 104 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5A6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas

Exterior

Roof	Metal
Foundation	Block

Additional Information

Date Listed	September 22nd, 2025
Days on Market	53

Listing Details

Listing Office	eXp Realty
----------------	------------

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.