

\$359,900 - 11205 97 Street, Clairmont

MLS® #A2262276

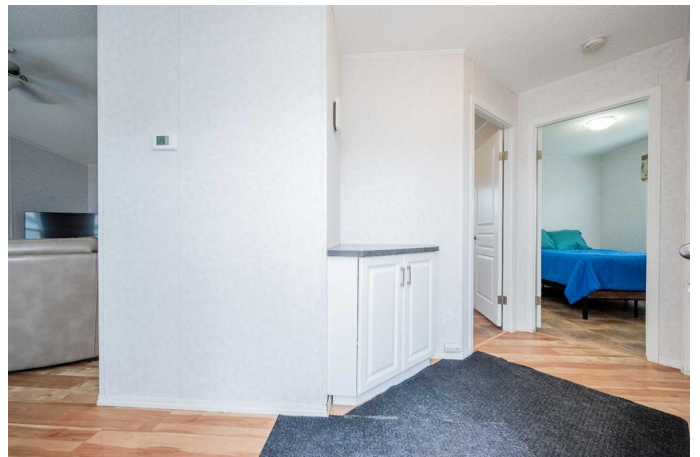
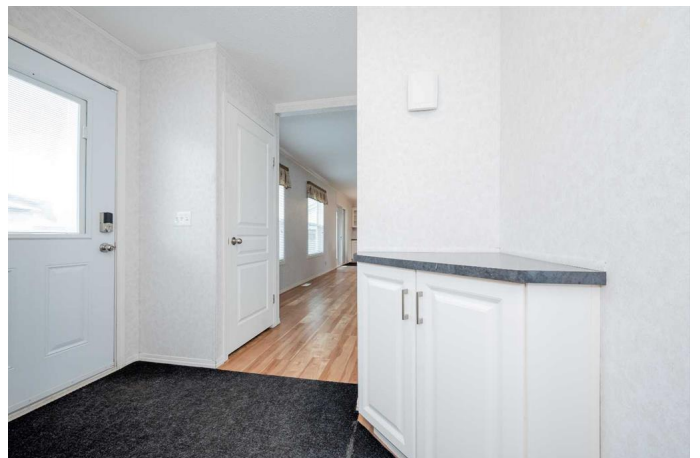
\$359,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.23 Acres

NONE, Clairmont, Alberta

FULLY FURNISHED - IMMACULATE - 2013 BUILT - LARGE 24x24 DETACHED HEATED GARAGE - TRUE RV PARKING - THIS HOME IS A TRUE MUST SEE! You can have it ALL, right here! This wonderful 3 bedroom + flex room, 2 full bathroom home, is situated on a massive 0.23 Acre fenced lot, and just loaded with appealing features. Kitchen & dining area have a tremendous amount of white cabinets and ample counter space to display a little, or a lot. There is also tile backsplash, stainless steel appliances including rangetop microwave, & moveable island adding practicality AND good looks. Storage/flex room off the kitchen is currently an amazing dream pantry with custom cabinets installed plus bonus refrigerator. With the holidays fast approaching you will value the extra storage space and ability to keep all that food, cookware and goodies well preserved. 3 bedrooms are in the home which includes the MASSIVE primary with double closets and HUGE ensuite boasting 2 sinks, separate shower, toilet and awesome, walk-in jetted tub. Vaulted ceiling, gorgeous flooring plus recently added gas fireplace in the living room, all contribute to a lovely ambiance. The cute entryway with coat closet, actual laundry room which also includes an upright freezer, and main bathroom at opposite end of the primary bedroom, are a few more pieces making this home the perfect fit for you. Entertaining and enjoying the great outdoors will be most enjoyable in the fabulous backyard, complete



with screened gazebo on concrete pad, firepit, windmill, flower beds, trees, lush grass and charming shed. There's also a west side, huge deck with gas BBQ hook-up. Greenspace with playground is just steps away for the kids to enjoy and the Town also has a waterpark for them to frolic in when weather permits. The big heat of summer is a memory but it will be back and you'll be very thankful you have central air conditioning! Winter instead is on its way and you'll cherish the heated, detached, 24' x 24' double garage for either keeping the elements off of your vehicles or use as an excellent workshop space. Garage also has floor drain and peg board for tool organization. Let's talk parking! RV parking is easily accommodated along with there being a RV plug-in on the garage. The driveway can hold multiple vehicles simultaneously, too. Guests, work wheels, boat - it can all fit! Located in the quiet community of Clairmont, with benefits of lower County taxes but just a few minutes north of the City of Grande Prairie

Built in 2013

Essential Information

MLS® #	A2262276
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.23
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	11205 97 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C2

Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

Additional Information

Date Listed	October 5th, 2025
Days on Market	1
Zoning	RR4

Listing Details

Listing Office	RE/MAX Grande Prairie
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