

**9821 103 Ave**  
**Clairmont, Alberta****MLS # A2108421****\$89,900****Division:** N/A**Lot Size:** 0.14 Acre**Lot Feat:** -**By Town:** -**LLD:** 25-72-6-W6**Zoning:** RR-4**Water:** -**Sewer:** -**Utilities:** -

Whether you've been sketching blueprints for your dream home or envisioning the relocation of your existing manufactured home, consider this property in Clairmont your blank canvas. Just a 10-minute drive from Grande Prairie, it offers that small community feel while keeping you mere minutes away from city amenities! This lot, measuring a generous 49 x 119, provides the perfect space for your dream build or a manufactured home. Not only is this property zoned RR-4, but it also boasts county taxes! The previous house has been recently removed, leaving the site ready for your vision. Back alley access adds a practical touch, opening doors for a garage or extra parking. Don't let this opportunity slip through your fingers. Call your dedicated REALTOR® today!