

\$279,900 - B, 9523 112 Avenue, Clairmont

MLS® #A2248132

\$279,900

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

Immediate possession available! This 5-year-old 3 bedroom, 1.5 bathroom home in Clairmont is move-in ready with no condo fees, low county taxes (\$1,717/year), and the balance of a 10-year new home warranty. Built with quality and convenience in mind, it features hot water on demand, 50-year shingles, front and rear sod, a fenced yard, and a deck. Inside, you'll find soft-close cabinets with real wood dovetail drawers, vinyl plank flooring throughout the main floor and bathrooms, and carpet on the stairs, hallway, and bedrooms. The unfinished basement is roughed-in for a bathroom and offers plenty of space for a rec room or two additional bedrooms. Sitting on a large lot with a 70' deep backyard, this property is only 5 minutes from the Clairmont Industrial Park (home to 100's of service companies) and offers excellent rental potential with similar units renting for \$1,800/month. Clairmont is a great place to live, raise a family, or invest, with a K-8 school, skate park, kids' parks, and walking trails nearby! Please click on the multi media or 3D link to view the virtual tour!



Built in 2019

Essential Information

MLS® #	A2248132
Price	\$279,900
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	B, 9523 112 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C8

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	3
Zoning	MDR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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