

\$439,900 - 9714 113 Avenue, Clairmont

MLS® #A2245523

\$439,900

5 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.12 Acres

NONE, Clairmont, Alberta

Whether you are an investor or just want to supplement your mortgage by renting out a suite, this full up/down duplex showcases great quality and impressive design. The upper suite features 3 good sized bedrooms and 2 full bathrooms. The lower suite has 2 large bedrooms with walk in closets and a full bathroom. Each bright, spacious suite features all appliances, durable vinyl plank flooring, white cabinets with soft close drawers and doors. They also have their own separate hot water tanks and furnaces. The massive backyard is fully fenced and backs out onto a large quiet lot. The parking pad out front offers space for 4 cars and additional street parking is also an option. Clairmont is an excellent location to invest and live in! It features a terrific K-8 school, lots of parks, walking trails, a skate park, a splash park, a large sports plex and many other great amenities. County taxes are far less than Grande Prairie.

Built in 2018

Essential Information

MLS® #	A2245523
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,190
Acres	0.12



Year Built	2018
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	9714 113 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C5

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	4
Zoning	RR-4

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.