

# \$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	1
Zoning	MDR

## **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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