

\$575,000 - 9513 114 Avenue, Clairmont

MLS® #A2266066

\$575,000

5 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.10 Acres

N/A, Clairmont, Alberta

LEGAL Duplex!! LOW COUNTY TAXES!! This fantastic, just like NEW fully developed duplex is ready for its new owners. Tucked away from in Clairmont, this home has a functional main floor layout with large living room, kitchen & dining room! The home is well kept with a large entryway, A gorgeous kitchen with quartz counters, tile back splash, stainless steel appliances and soft close cabinets and drawers. Each unit has separate furnaces and HW on Demand Systems. 3 Bedrooms upstairs with qty 2 - 4 piece bathrooms & laundry area! That's not all.. attached garages with tonnes of parking and the upper units garage being heated! You'll most definitely feel at home here, so don't hesitate to book your showing today! Take ownership & begin putting money in your pocket on Day 1!!

Built in 2023

Essential Information

MLS® #	A2266066
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,374
Acres	0.10
Year Built	2023
Type	Residential



Sub-Type	Duplex
Style	Modified Bi-Level, Up/Down
Status	Active

Community Information

Address	9513 114 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0W7

Amenities

Parking Spaces	4
Parking	Heated Garage, Insulated, Parking Pad, Single Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Street Lighting, Cleared
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	2
Zoning	MDR

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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