

# \$309,900 - B, 9524 113 Avenue, Clairmont

MLS® #A2238014

**\$309,900**

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.64 Acres

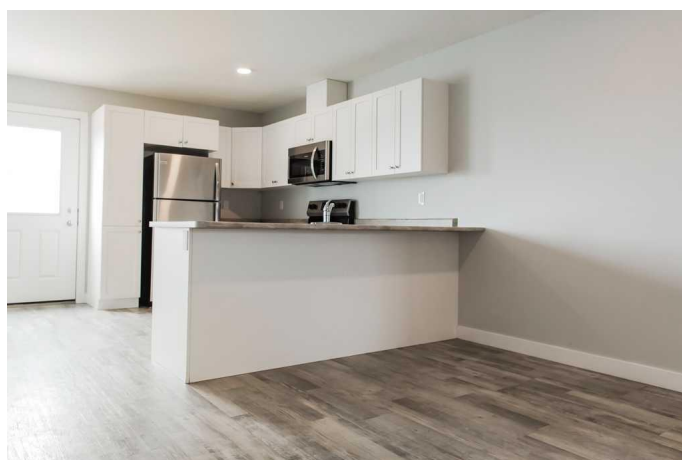
NONE, Clairmont, Alberta

Immediate possession available on this modern 4-year-old townhouse in Clairmont featuring 3 bedrooms, 2.5 bathrooms, an attached garage, and no condo fees. The spacious master bedroom includes a walk-in closet and ensuite with shower, while the main level offers durable vinyl plank flooring, soft close cabinets, and real wood soft close drawers. The unfinished basement is a great storage area or you could add 2 more bedrooms and a bathroom or a recroom! This move-in-ready home also comes with a back deck, fully fenced yard, and a structural warranty remaining until March 2031. Located in a family-friendly community with low county taxes (almost 50% less than Grande Prairie at approximately \$170/month), it's close to schools, parks, trails, a splash park, and a skate park, making it a smart choice for both first-time buyers and investors seeking value and convenience.

Built in 2021

## Essential Information

MLS® #	A2238014
Price	\$309,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264



Acres	0.64
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	B, 9524 113 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C5

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	2

ZoningMDR

Listing Details

Listing OfficeSutton Group Grande Prairie Professionals

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