

# \$799,900 - 721018, Rr 72, Clairmont

MLS® #A2250284

**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,556 sqft

Residential on 9.13 Acres

NONE, Clairmont, Alberta

This beautiful 9.13-acre CR-5 zoned property is only 5 minutes off 43X and has so much to offer. The home is just over 2500 sq ft with 3 large bedrooms and 3 full bathrooms, perfect for a growing family. The basement is partially finished with the potential to make this basement your kids dream hang out spot. it has a fun wet bar and games area that includes a pool table, air hockey, shuffleboard, and an arcade game – perfect for those 80s-themed parties you’ve always wanted to throw.

The 40x66 shop is heated with a used oil furnace, making it a great year-round workspace. Major updates on the house include two new furnaces and two new A/C units in 2021, 50-year shingles in 2018, septic redone in 2010, mound installed in 2023, and a solid oak kitchen added around 2016.

This is a rare find so close to town with space, privacy, and so much potential – don’t miss it!

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2250284  |
| Price     | \$799,900 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 4                                |
| Square Footage | 2,556                            |
| Acres          | 9.13                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 721018, Rr 72                   |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 4K5                         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Quartz Counters                           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air                                     |
| Cooling           | Central Air                                    |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Wood Burning                              |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                       |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Fire Pit                          |
| Lot Description   | Gazebo, Lake, Many Trees, Private |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | CR-5              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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