

# \$284,900 - C, 9523 112 Avenue, Clairmont

MLS® #A2255209

**\$284,900**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

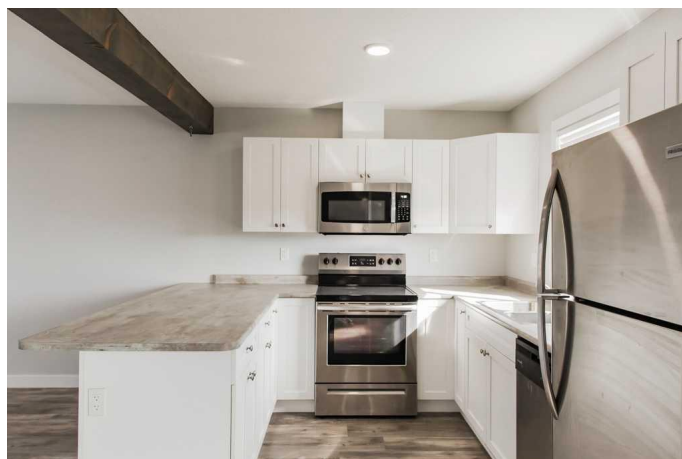
Immediate possession available! This 5-year-old, 3-bedroom, 1.5-bathroom home in Clairmont is move-in ready—no condo fees, low county taxes (\$1,717/year), and the remainder of a 10-year new home warranty included. Designed with both quality and convenience in mind, the home features hot water on demand, durable 50-year shingles, front and rear yard has grass, a fenced yard, and a deck for outdoor enjoyment. Inside, you'll find soft-close cabinets with real wood dovetail drawers, vinyl plank flooring on the main level and in bathrooms, plus carpet on the stairs, hallway, and bedrooms. The unfinished basement is roughed-in for a bathroom and provides plenty of potential for a spacious rec room or even two additional bedrooms. Sitting on a large lot with a 70' deep backyard, this property is just 5 minutes from the Clairmont Industrial Park, home to hundreds of service companies. Clairmont offers a welcoming community with a K-8 school, skate park, multiple kids' parks, and scenic walking trails—making it an excellent place to live, raise a family, or invest. Click the multimedia or 3D link to take a virtual tour today!

Built in 2019

## Essential Information

MLS® # A2255209

Price \$284,900



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	C, 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	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
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                September 8th, 2025  
Zoning                      MDR

**Listing Details**

Listing Office              Sutton Group Grande Prairie Professionals

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