

\$505,000 - 9613 113 Avenue, Clairmont

MLS® #A2257137

\$505,000

6 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 4806.00 Acres

NONE, Clairmont, Alberta

Legal up/down duplex for sale in Clairmont! This well-maintained property features open-concept floor plans in both units, each offering three bedrooms, one bathroom, and in-suite laundry. The bright and inviting interiors boast light tones, white cabinetry, and stainless steel appliances. Each unit includes a drywalled and painted attached garage with spacious driveway parking. The fully fenced, landscaped yard is beautifully adorned with fruit trees, shrubs, and perennial flowers. Both units vacant upon possession—giving you the opportunity to select your own tenants. A fantastic investment opportunity in a desirable location!

Built in 2018

Essential Information

MLS® #	A2257137
Price	\$505,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	4,806.00
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	9613 113 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C5

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Oversized, Single Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	RR-4

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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