

# \$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

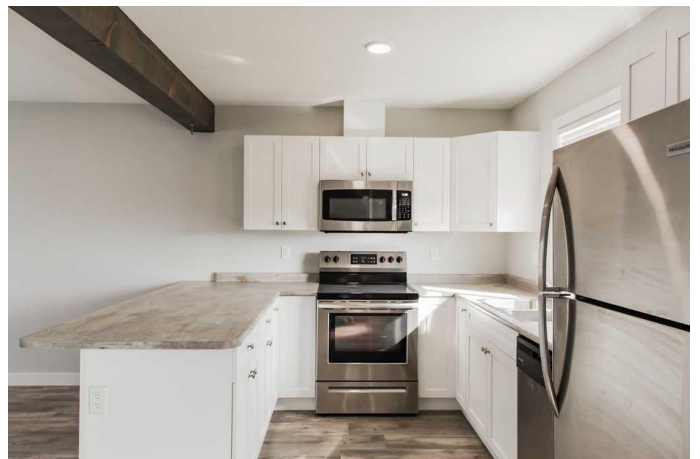
Immediate possession available! This 5-year-old, 3-bedroom, 1.5-bathroom home in Clairmont is move-in ready—no condo fees, low county taxes (\$1,717/year), and the remainder of a 10-year new home warranty included. Designed with both quality and convenience in mind, the home features hot water on demand, 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 "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 |
| Days on Market | 4                   |
| Zoning         | MDR                 |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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.