

# \$640,000 - 60037 Twp Rd 725, Clairmont

MLS® #A2205222

**\$640,000**

2 Bedroom, 2.00 Bathroom, 1,323 sqft  
Residential on 6.42 Acres

NONE, Clairmont, Alberta

GREAT OPPORTUNITY TO HAVE AN ACREAGE CLOSE TO TOWN! 6.42 acres located right on the lake.... the POTENTIAL is AMAZING! You have an amazing view in this desired location. You could buy it, live in it, up grade it, or subdivide, or both. The land is great for gardens, or growing your family. You have the shop of your dreams, 40 x 26 garage/ shop with 2 overhead doors, and 2 beautiful attached green houses. one is 40 x 16, the other is 20 x 9. You also have another incredible shop, 20 x 65. both have cement floor. You also get an 18 ft octogan gazebo, perfect for enjoying the out doors. There is a watering system for the gardens, and covered patio. Inside this home has had many upgrades and features hardwood flooring in the gorgeous south facing living room, huge master bedroom with en suite, and main floor laundry. The kitchen is open to the living room and patio, with lots of cupboards. The main bath is huge with soaker tub and shower. The full basement has vinyl plank flooring and is great for entertaining or family time. You must view this property to appreciate all it has to offer. This home is leased and is Available June 1. 2025 Book your appointment today.

Built in 1972

## Essential Information

MLS® #	A2205222
Price	\$640,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,323
Acres	6.42
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	60037 Twp Rd 725
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4R4

### Amenities

Parking Spaces	10
Parking	Parking Pad, Quad or More Detached, RV Access/Parking, Triple Garage Detached
# of Garages	8

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Cleared, Few Trees, Garden, Landscaped, Pie Shaped Lot, Beach, Gazebo, Lake, Paved
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 24th, 2025  
Days on Market        101  
Zoning                      URBAN RESERVE

**Listing Details**

Listing Office            Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.