

\$275,000 - C, 9511 112 Avenue, Clairmont

MLS® #A2238018

\$275,000

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.06 Acres

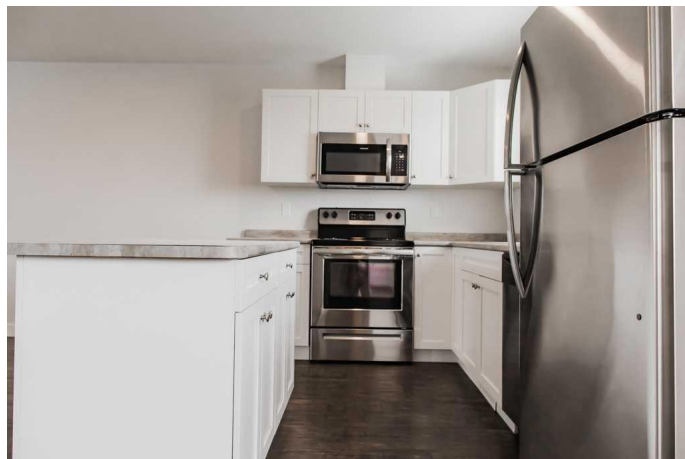
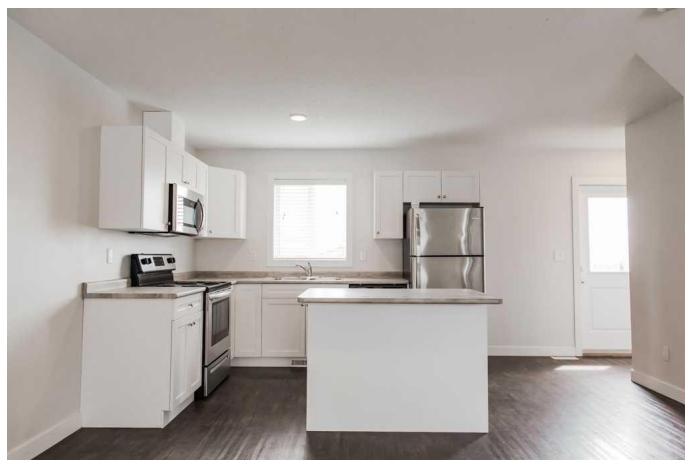
NONE, Clairmont, Alberta

2019 3 bed townhouse with no condo fees, low county taxes and a huge fenced yard & IMMEDIATE POSSESSION! Features include stainless appliances, island kitchen, soft close drawers and cabinet doors and vinyl plank throughout the open concept kitchen and living area and there is a half bath on the main level. Upstairs there are 3 bedroom and a full 4 piece bathroom! The master is huge and easily fits a king sized bed and has a walk in closet . The basement is unfinished and is roughed in for another bathroom and can accommodate 2 more bedrooms and a bathroom. The huge backyard is 69 feet deep and is landscaped and fenced and there are pilings for a future deck. As this home was built in 2019 it still has 4 years left of new home warranty! County taxes are only \$139 per month. Clairmont is an excellent place to live and invest; low county taxes, 49% less then GP, 5 min from hundreds of oil service companies, amazing K-8 school, parks & walking trails, spray park and skate park! Please click on the video, multimedia or 3D to view the 3D tour.

Built in 2019

Essential Information

MLS® #	A2238018
Price	\$275,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	C, 9511 112 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2025
-------------	-----------------

Days on Market	22
Zoning	MDR

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.