

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

MLS® #A2238018

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.06 Acres

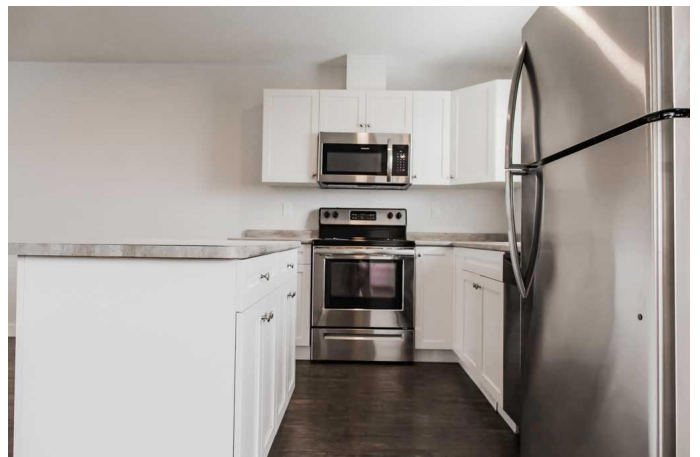
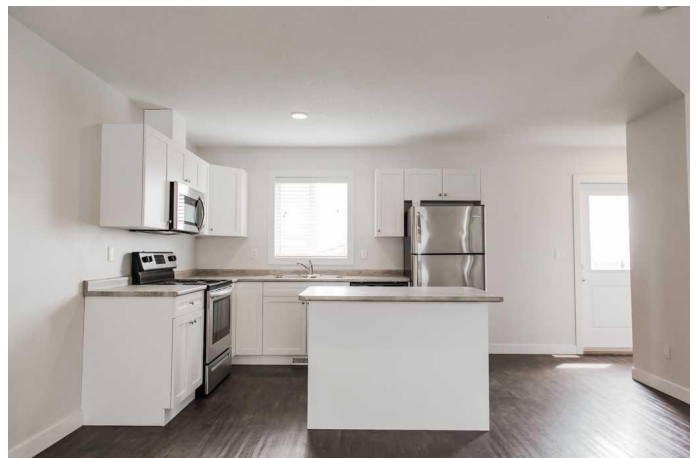
NONE, Clairmont, Alberta

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
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Days on Market	17
Zoning	MDR

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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