

# \$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 possessionâ€”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 |
| Zoning      | RR-4                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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