

\$309,900 - B, 9524 113 Avenue, Clairmont

MLS® #A2238014

\$309,900

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.64 Acres

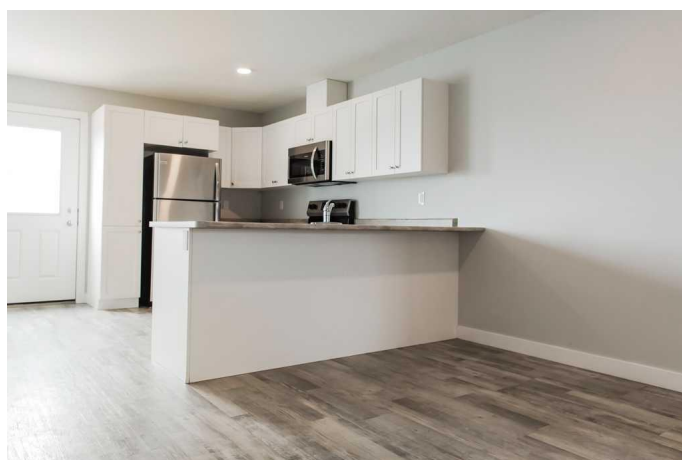
NONE, Clairmont, Alberta

Immediate possession available on this modern 4-year-old townhouse in Clairmont featuring 3 bedrooms, 2.5 bathrooms, an attached garage, and no condo fees. The spacious master bedroom includes a walk-in closet and ensuite with shower, while the main level offers durable vinyl plank flooring, soft close cabinets, and real wood soft close drawers. The unfinished basement is a great storage area or you could add 2 more bedrooms and a bathroom or a recroom! This move-in-ready home also comes with a back deck, fully fenced yard, and a structural warranty remaining until March 2031. Located in a family-friendly community with low county taxes (almost 50% less than Grande Prairie at approximately \$170/month), it's close to schools, parks, trails, a splash park, and a skate park, making it a smart choice for both first-time buyers and investors seeking value and convenience.

Built in 2021

Essential Information

MLS® #	A2238014
Price	\$309,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264



Acres	0.64
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	B, 9524 113 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C5

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	3

ZoningMDR

Listing Details

Listing OfficeSutton 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.