

# \$335,000 - 9602 113 Avenue, Clairmont

MLS® #A2250846

## \$335,000

3 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.15 Acres

NONE, Clairmont, Alberta

Welcome to this meticulously maintained home on a corner lot in Clairmont—where comfort, convenience, and opportunity meet. From the moment you arrive, you™ll notice the spacious concrete pad with room for multiple vehicles plus dedicated RV parking. Step inside to find a bright and inviting space filled with large windows that flood the home with natural light. The main floor offers three generously sized bedrooms and a well-appointed four-piece bath, all kept in excellent condition.

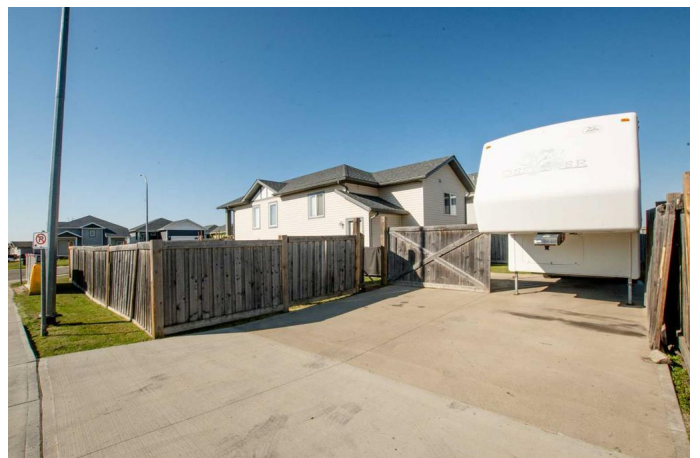
This home is not only move-in ready but also offers incredible potential for investors or homeowners looking to offset their mortgage. With its own separate exterior entry to the basement, you have the option to finish the space as a legal suite, a comfortable in-law suite, or simply expand your living space to suit your needs. Plus, enjoy the added benefit of hot water on demand.

Clairmont is a family-friendly community where everything is close at hand—schools, spray park, caf  s, and local stores—while still being just a short drive to Grande Prairie.

Whether you™re a first-time buyer, a growing family, or an investor seeking income potential, this property offers flexibility, value, and long-term opportunity.

Built in 2014

## Essential Information



MLS® #	A2250846
Price	\$335,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9602 113 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W3

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	RR-4

## Listing Details

Listing Office	RE/MAX Grande Prairie
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