

\$319,900 - D, 9523 112 Avenue, Clairmont

MLS® #A2266863

\$319,900

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

This is not a typical cookie cutter!!! Presenting a fully developed, by the builder, 4 bed 2.5 bath home with no condo fees and low county taxes which makes it a very cost efficient and simply an excellent place to call home, raise a family or invest! With new appliances, 70' long fence, 10x10 deck, front & rear landscaping that includes trees, grass and concrete pad underneath shed and gazebo, hot water on demand, 50 year shingles and remainder of a 10 year new home warranty are all included! Step inside, leave your coats & shoes in a cloakroom, then enjoy a spacious and bright living room which beautifully flows to an elegant and functional kitchen. White soft close cabinets and drawers offer plenty of storage, a large window allows plenty of light and great view over the backyard. Powder room on the main floor is a highly appreciated feature of any property where friends and family come to visit. Vinyl plank throughout the main floor, bathrooms, stairs, 2nd floor hallway make the property easy to maintain. Upstairs you will find 3 functional bedrooms and a full size bathroom. The basement is bright thanks to oversized windows and offers an additional family room, bedroom with a Murphy bed, another full bathroom, laundry room and extra storage. This house truly checks all the boxes:) from modern and functional layout all the way to low maintenance backyard, beautiful gazebo and cozy fire pit, simply the best set up for the upcoming chilly evenings and s'mores season.



Move to Clairmont and happily escape the city hustle, save up on property tax, check out a k-8 school, skate park, many kids parks & plenty of walking trails. Call right away and be the first one to have an opportunity to own this gem.

Built in 2019

Essential Information

MLS® #	A2266863
Price	\$319,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

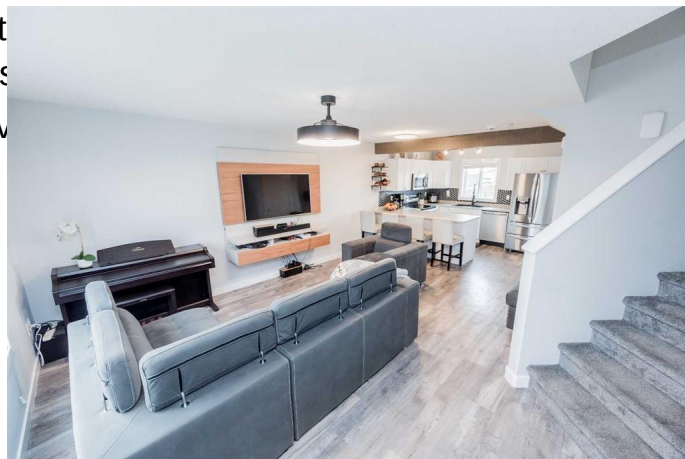
Address	D, 9523 112 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4G8

Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Front Drive, Off Street, Parking Pad, Asphalt, Driveway, Owned

Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Walk-In Closets
Appliances	Dishwasher, Dryer, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full



Exterior

Exterior Features	Fire Pit, Lighting, Private Entrance, Private Yard, Playground
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Private, Treed, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	9
Zoning	MDR

Listing Details

Listing Office	RE/MAX Grande Prairie
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