

# \$339,000 - 9609 113 Avenue, Clairmont

MLS® #A2230307

**\$339,000**

3 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.11 Acres

NONE, Clairmont, Alberta

This bright and welcoming 3-bedroom, 2-bathroom home offers comfortable living with room to grow. The main floor features a spacious primary bedroom with a 3-piece ensuite and walk-in closet, plus two good-sized bedrooms and a full 4-piece main bathroom. Large windows throughout fill the space with natural light, and the home backs onto a beautiful parkâ€”offering no rear neighbors and added privacy.

The unfinished basement is a blank canvasâ€”perfect for adding a suite, rec space, or extra bedrooms to suit your needs. A great opportunity in a quiet Clairmont neighborhood!

Built in 2016

## Essential Information

MLS® # A2230307

Price \$339,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,167

Acres 0.11

Year Built 2016

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active



## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9609 113 Avenue                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5C5                         |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | See Remarks                                  |
| Appliances        | Dishwasher, Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                   |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Full, Unfinished                             |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Other                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | RM              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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