

# \$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.

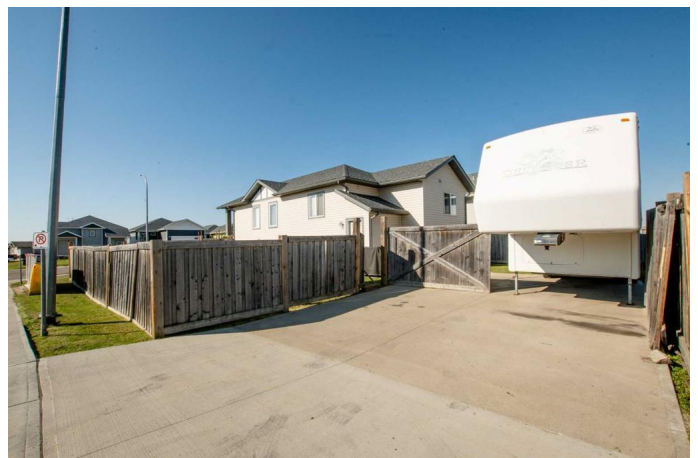
This home is not only move-in ready but also offers incredible potential for investors or homeowners looking to offset their mortgage. With its own separate exterior entry to the basement, you have the option to finish the space as a legal suite, a comfortable in-law suite, or simply expand your living 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, cafÃ©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 | 15                |
| Zoning         | RR-4              |

## Listing Details

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

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