

B, 9524 113 Avenue
Clairmont, Alberta

MLS # A2238014



\$309,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.64 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Laminate Counters		

Inclusions: none

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.