

# \$329,900 - 9609 113 Avenue, Clairmont

MLS® #A2230307

**\$329,900**

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	\$329,900
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	9
Zoning	RM

## Listing Details

Listing Office	RE/MAX Grande Prairie
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