

# \$270,000 - 9507 111 Avenue, Clairmont

MLS® #A2241111

**\$270,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.13 Acres

NONE, Clairmont, Alberta

Absolutely stunning 1520sq-ft spacious and updated home in Clairmont! Situated on its own lot, with low county taxes, with a fully fenced yard with shed for storage this home will be sure to check all your boxes. Entering your new home you will appreciate the modern freshly installed vinyl plank flooring, and paint. Open concept boasted between the kitchen, dining and living room. Kitchen hosts updated appliances, adequate counter + cabinet space and subway tile back splash. Master bedroom has a walk in closet and full en-suite with jetted tub. Laundry room is conveniently located in its own room close to the master bedroom. Two more good sized bedrooms and a full bathroom make up the other end of the home. Backyard is large complimented by two decks, firepit area and shed for storage. Driveway is big enough for several vehicles or RV. Book your viewing today as this modernized and immaculate home will not last long.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241111  |
| Price          | \$270,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,520     |
| Acres          | 0.13      |



|            |                         |
|------------|-------------------------|
| Year Built | 2006                    |
| Type       | Residential             |
| Sub-Type   | Detached                |
| Style      | Double Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9507 111 Avenue                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0W3                         |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 4                     |
| Parking        | Driveway, Parking Pad |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                               |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Basement          | None                                                                                             |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Other                                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                                  |
| Construction      | Mixed                                            |
| Foundation        | Piling(s)                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 27              |
| Zoning         | RR-4            |

### Listing Details

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

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