

# \$1,750 - 100a, 9503 112 Avenue, Clairmont

MLS® #A2249939

**\$1,750**

3 Bedroom, 3.00 Bathroom, 1,175 sqft

Rental on 0.00 Acres

N/A, Clairmont, Alberta

3 bedroom, 2.5 bathroom upper unit in Northfield Landing!

All the benefits of a full house at the price of a suite!!

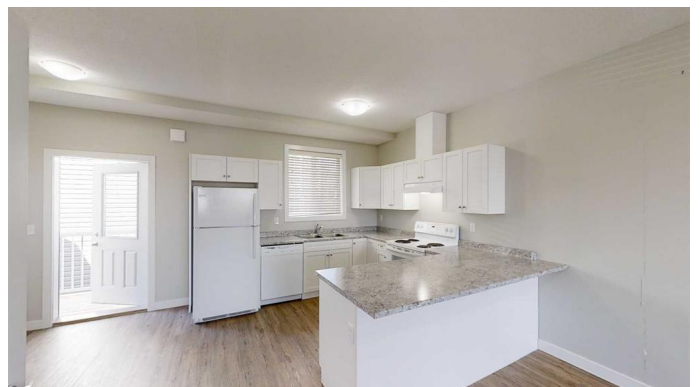
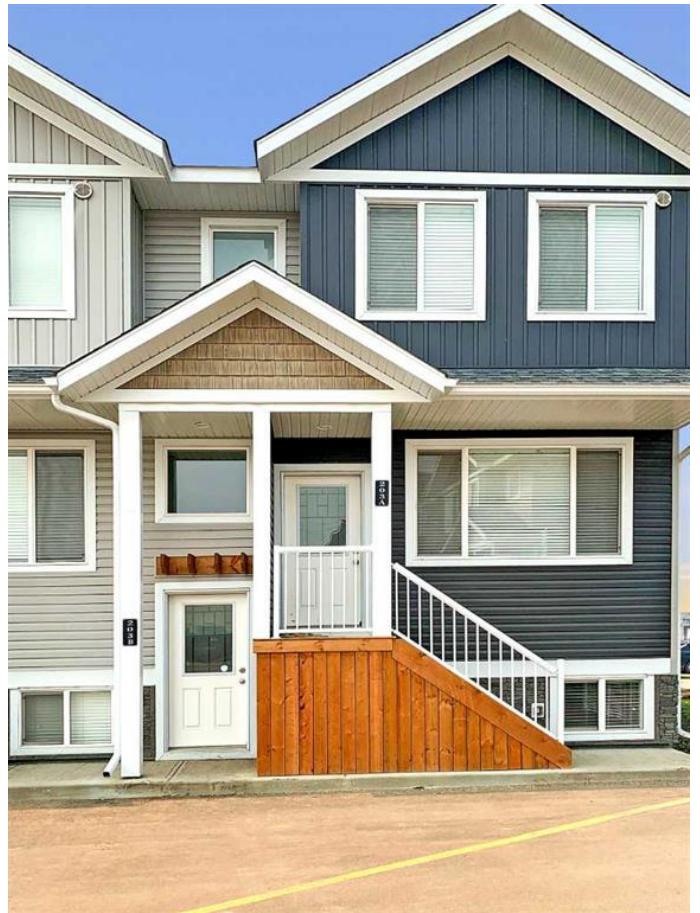
Kitchen has soft close cabinets, eat up counter, and ample cabinet and counter top space. You can BBQ on the attached deck. Convenient half bath located off kitchen/living room. Primary bedroom easily accommodates a king sized bed, has a walk-in closet, and full en-suite. No sharing your bathroom in the morning! 2 more bedrooms and full bathroom on upper level also.

Bedroom level laundry also means no more carrying baskets up and down stairs! No need to give up storage space with a large under-stairs storage room.

Cats are welcome with a \$50/month pet fee!

Shared green space and next to a park.

Gas and water are included for an additional \$200/mo. Tenant pays electricity. Application required prior to viewing.



## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2249939 |
| Price      | \$1,750  |
| Bedrooms   | 3        |
| Bathrooms  | 3.00     |
| Full Baths | 2        |
| Half Baths | 1        |

|                |        |
|----------------|--------|
| Square Footage | 1,175  |
| Acres          | 0.00   |
| Type           | Rental |
| Status         | Active |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 100a, 9503 112 Avenue           |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X5C8                          |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|            |                                                                    |
|------------|--------------------------------------------------------------------|
| Appliances | Dishwasher, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
|------------|--------------------------------------------------------------------|

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 6                 |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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