

# \$275,000 - 9607 112 Avenue, Clairmont

MLS® #A2259819

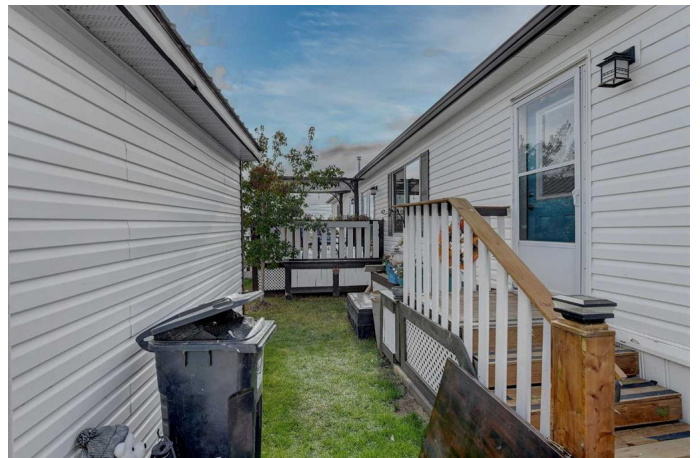
**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

N/A, Clairmont, Alberta

If you've been looking for a home with a beautiful yard, peaceful surroundings, in an amazing location – all at an affordable price point – this property in the quiet hamlet of Clairmont is one to see. Located directly ACROSS FROM A PARK/PLAYGROUND and backing onto the creek with scenic walking trails right out your back gate, you'll enjoy added privacy with NO REAR NEIGHBORS! Featuring 3 bedrooms and 2 bathrooms in a thoughtful layout that places the large primary bedroom at one end of the home, complete with a walk-in closet and 3-pc ensuite with a relaxing jetted tub. The two additional bedrooms and a full 4-pc bath are located at the opposite end, offering separation and privacy for family members or guests. Freshly updated with new paint and light fixtures throughout, the main living space is bright and open with vaulted ceilings and a contemporary colour scheme. The kitchen boasts loads of cabinetry, ample counter space, full tiled backsplash, a handy pantry, and a nearby dining area. From here, new garden doors open to an extended two-tiered deck with a pergola, creating the perfect space for relaxing or entertaining. A convenient laundry room sits just off the kitchen and also provides access to the backyard. The 12x20 garage is fully insulated and boarded (external power) and comes equipped with two workbenches and built-in cabinetry – perfect for DIYers or extra storage. A gardener's dream - there's also a 10x12 shed, also boarded, insulated,



and painted, a greenhouse, several garden boxes, and fruit trees, including plum, cherry, and haskap. Relax on the porch swing with an uninterrupted view of the creek through the new frost fence, or unwind in the evening beside a cozy backyard fire. A paved double parking pad at the front of the home offers ample off-street parking. A fantastic location in a peaceful, family-friendly neighbourhood with just a short walk to Clairmont School and an easy commute to the nearby Industrial Park or G.P. With LOW COUNTY TAXES, this home is an attractive option whether you're looking to settle down or invest. IMMEDIATE POSSESSION AVAILABLE! Arrange your private viewing today!

Built in 2012

**Essential Information**

MLS® #	A2259819
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	9607 112 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C2

## Amenities

Parking Spaces	3
Parking	Asphalt, Insulated, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Fruit Trees/Shrub(s), Interior Lot, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	September 26th, 2025
Days on Market	1
Zoning	RR-4

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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