

# \$419,000 - 11201 98 Street, Clairmont

MLS® #A2214951

**\$419,000**

5 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Affordable legal up/down duplex with county taxesâ€”perfect for your next investment opportunity!

The upstairs suite offers a clean, modern feel with vinyl plank flooring and fresh, light paint tones throughout. The kitchen features a functional layout with plenty of counter space, cabinets, and room for dining. This unit includes main floor laundry and three bedrooms, including a primary suite with its own private ensuite. The lower suite features a separate entrance, private laundry, two bedrooms, and one full bathroom. Downstairs is currently rented for \$1750/month (utilities included) until January 30, 2026. Upstairs rented for \$2200/month utilities included.

This sweet little property is ready to cash flow from day one! Donâ€™t miss outâ€”book your showing today. Seller is a licensed Real Estate Professional In Alberta

Built in 2016

## Essential Information

MLS® #	A2214951
Price	\$419,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,156
Acres	0.14
Year Built	2016



Type	Residential
Sub-Type	Duplex
Style	Up/Down, Bi-Level
Status	Active

### Community Information

Address	11201 98 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C2

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	54
Zoning	RR-4

### Listing Details

Listing Office	RE/MAX Grande Prairie
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