

# \$2,500 - 11408 96 Street, Clairmont

MLS® #A2255838

## \$2,500

3 Bedroom, 4.00 Bathroom, 1,204 sqft

Rental on 0.00 Acres

N/A, Clairmont, Alberta

3 bedroom/3.5 bathroom fully developed 2 storey duplex in Clairmont is available immediately and ready for a new tenant. Single car garage, fully fenced and landscaped yard. Tenant is responsible for all utilities. Some pets will be allowed for an additional fee per month.

Built in 2022

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2255838 |
| Price          | \$2,500  |
| Bedrooms       | 3        |
| Bathrooms      | 4.00     |
| Full Baths     | 3        |
| Half Baths     | 1        |
| Square Footage | 1,204    |
| Acres          | 0.00     |
| Year Built     | 2022     |
| Type           | Rental   |
| Status         | Active   |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 11408 96 Street                 |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 0W7                         |



## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven |
| Has Basement | Yes                                                                                          |
| Basement     | Finished, Full                                                                               |

## Exterior

|      |                     |
|------|---------------------|
| Roof | Fiberglass, Shingle |
|------|---------------------|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 2                    |

## Listing Details

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

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