

# \$235,000 - 9536 112 Avenue, Clairmont

MLS® #A2266359

## \$235,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.12 Acres

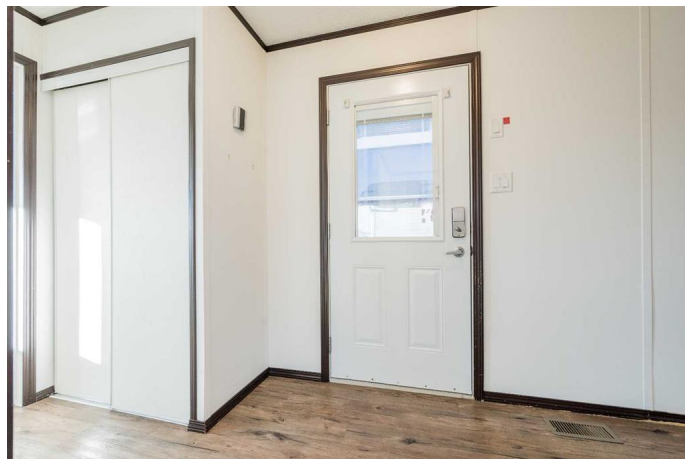
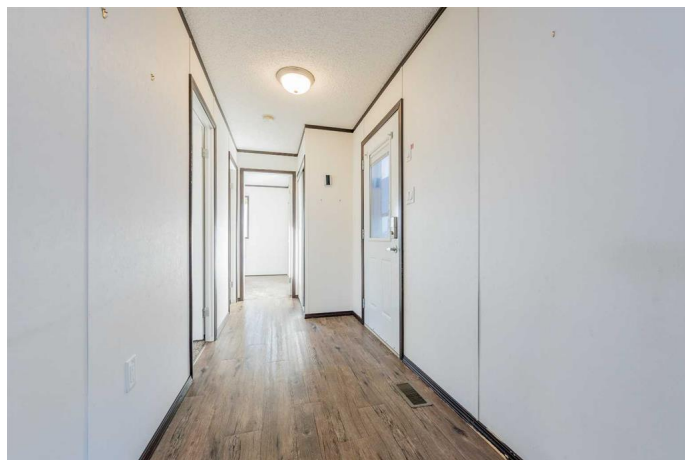
NONE, Clairmont, Alberta

2012 Built well kept 3 Bed 2 Bath home with county taxes situated in the town of Clairmont. Property is located on a quiet street, and on its own lot. Decent sized entry way welcomes you with must have coat closet. Popular open concept between the kitchen, dining and living room. Living room is nicely complimented by vaulted ceilings and gas fireplace. Dining is large enough for any size of table. Kitchen has adequate cabinet + counter space and pantry. Laundry is situated in its own room, with a door to your back yard deck. Master bedroom hosts walk in closet and full en-suite. Other end of the home has two more bedrooms and full bathroom. Driveway is spacious enough to handle RV parking. Back yard is fully fenced with large deck + gazebo and two sheds great for storage. Book your viewing today as this home will be sure to please.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266359  |
| Price          | \$235,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.12      |
| Year Built     | 2012      |



|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9536 112 Avenue                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0W0                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings                           |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Basement          | None                                                                                                           |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 7                  |

Zoning

RR-4

## **Listing Details**

Listing Office

RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.