



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9507B 112 Avenue
Clairmont, Alberta

MLS # A2341924



\$309,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-72-6-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks		

Inclusions: N/A

A great opportunity to enter the Grande Prairie real estate market at an affordable price! This one-owner home is situated in the family-friendly community of Clairmont and features three bedrooms and a bright, open-concept main floor. The spacious kitchen offers plenty of cabinet and counter space, while a convenient half bathroom is located near the rear entrance, providing access to the deck and landscaped yard. The unfinished basement offers excellent development potential, with room for a fourth bedroom, an additional full bathroom and a second family room. Clairmont is home to a well-regarded school and provides a convenient location close to many major employers. Northside shopping and amenities in Grande Prairie are only five minutes away, along with the new indoor soccer facility currently under construction. This wonderful property offers excellent value and a great opportunity for first-time buyers or growing families.