

# \$505,000 - 9531 113 Avenue, Clairmont

MLS® #A2201094

**\$505,000**

6 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.10 Acres

N/A, Clairmont, Alberta

Fully Rented Up/Down Legal Suited Home “  
Prime Investment Opportunity

This turnkey investment property in Clairmont features a legal up/down suited home with three bedrooms in each legal suite, plus a double split garage. With separate power and gas meters, tenants enjoy independent power and gas meters, making this an ideal low-maintenance investment.

Main Floor Legal Suite: Three bedrooms, one and a half bathrooms, including a primary bedroom with an ensuite.

Walkout Basement Legal Suite: Three bedrooms, one bathroom, with large windows providing a bright, open feel that rivals a main floor.

Additional Features:

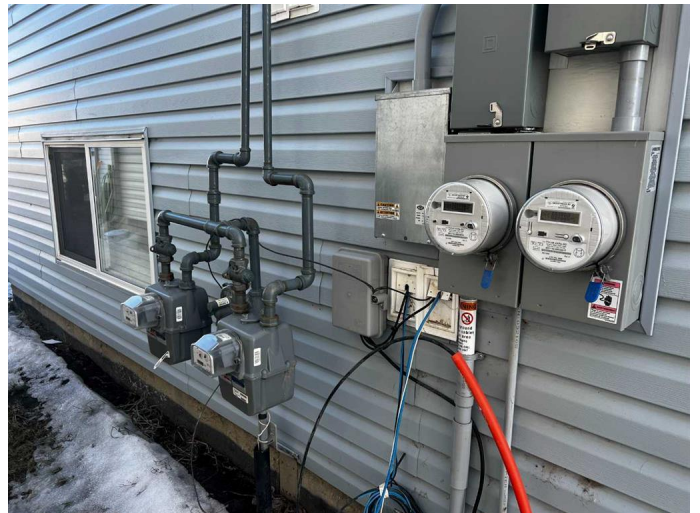
Each legal suite has its own private entrance, in-suite laundry, garage, furnace, and hot water heater.

Currently rented: Upper unit leased at \$1,900 per month and lower unit at \$1,800 per month, plus power and gas.

Lease terms: Unit A leased until March 31, 2026, Unit B leased until February 28, 2026 plus power and gas

Why Invest in Clairmont?

49 percent lower county taxes compared to Grande Prairie



Minutes from hundreds of oilfield service companies  
Top-rated K-8 school, parks, and walking trails nearby  
Interior photos are from a similar floor plan.

A rare, income-generating opportunity—contact us today for more details.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201094    |
| Price          | \$505,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,158       |
| Acres          | 0.10        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 9531 113 Avenue                 |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5C5                         |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available |
| Parking Spaces | 4                                            |
| Parking        | Concrete Driveway, Double Garage Attached    |

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Range |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Has Basement      | Yes                                           |
| Basement          | Finished, Full, Walk-Out                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 49               |
| Zoning         | mdr              |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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