

# \$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 â€“  
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:

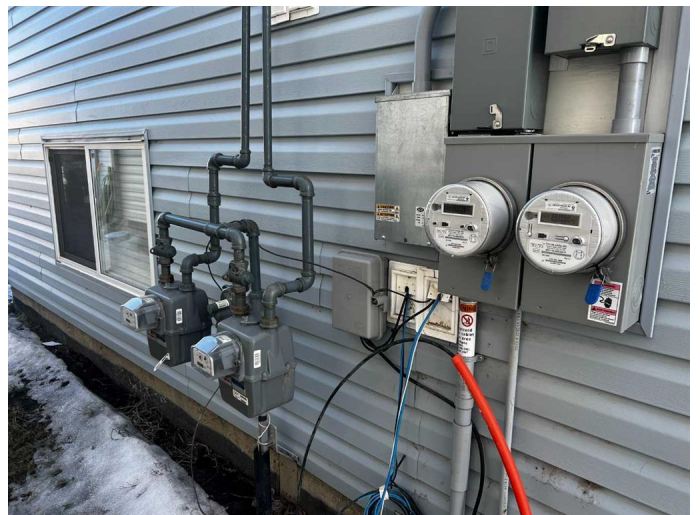
Each legal suite has its own private entrance, in-suite laundry, garage, furnace, and hot water heater.

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 opportunityâ€”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 42  
Zoning mdr

### **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.