

\$574,900 - 9511 114 Avenue, Clairmont

MLS® #A2197953

\$574,900

5 Bedroom, 3.00 Bathroom, 1,374 sqft
Residential on 0.09 Acres

NONE, Clairmont, Alberta

INVESTOR ALERT UP DOWN DUPLEX/
HOUSE WITH LEGAL SUITE WITH
SEPERATE POWER AND GAS METERS,
SIMILAR UNITS RENT FOR \$4100+
COMBINED PLUS TENANTS PAY THEIR
OWN POWER AND GAS VIA SEPARATE
POWER AND GAS METERS and YOU GET
NEW HOME WARRANTY! The legal upper
suite features 1374 sqft of living space
featuring a gorgeous kitchen with quartz
counters, tile backsplash, stainless steel
appliances and soft close cabinets and
drawers. The main floor has vaulted ceilings
throughout the kitchen living and dining area
and is finished with vinyl plank flooring
throughout the main areas and bathroom with
the 2 bedrooms having carpet. Upstairs is your
Master bedroom retreat with walk in closet, 4
piece ensuite bathroom and large roomy
bedroom. The basement legal suite features
its own entrance which leads to the open
concept living room and kitchen. The legal
basement suite features 2 bedrooms and 1 full
bathroom and is furnished with stainless steel
appliances. Each legal suite has its own
laundry, furnace, and hot water on demand.
The backyard also features a deck. We have
tried to include all the necessities, stainless
appliances for both legal suites, two sets
washer and dryers and the back deck. The
double-split attached garage is set up so that
each legal suite has a garage bay. Clairmont is
only 5 minutes north of Grande Prairie in the
county which allows you to save almost 50%



on property tax (estimated \$3524/year).
Clairmont is an excellent place to live and invest with a k-8 school, skate park and splash park, miles of walking trails and parks.
(SAMPLE PICS FROM A RECENT BUILD SAME FLOOR PLAN) Click on multimedia to view the 3D tour and 3D to view the basement tour.

Built in 2025

Essential Information

MLS® #	A2197953
Price	\$574,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,374
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	9511 114 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0W7

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	12
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.