

# \$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:

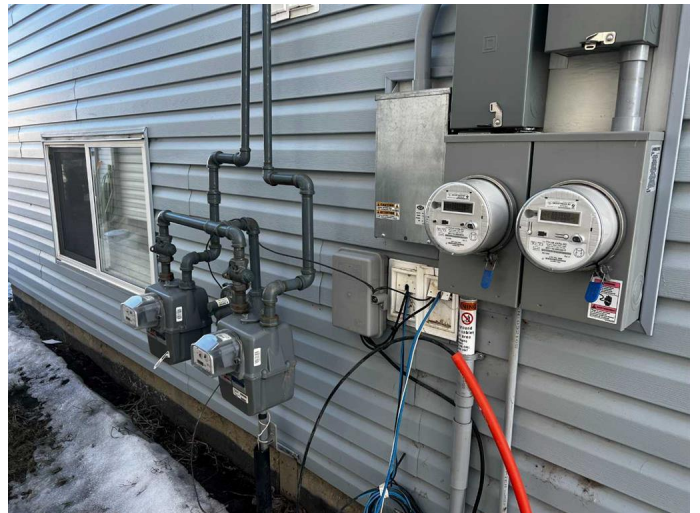
Each legal suite has its own private entrance, in-suite laundry, garage, furnace, and hot water heater.

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, Range, Refrigerator, Washer/Dryer

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 2

Zoning mdr

### **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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