

\$425,000 - 11201 98 Street, Clairmont

MLS® #A2214951

\$425,000

5 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.14 Acres

NONE, Clairmont, Alberta

Affordable legal up/down duplex with county taxes—perfect for your next investment opportunity!

The upstairs suite offers a clean, modern feel with vinyl plank flooring and fresh, light paint tones throughout. The kitchen features a functional layout with plenty of counter space, cabinets, and room for dining. This unit includes main floor laundry and three bedrooms, including a primary suite with its own private ensuite. The lower suite features a separate entrance, private laundry, two bedrooms, and one full bathroom. Downstairs is currently rented for \$1750/month (utilities included) until January 30, 2026. Upstairs rented for \$2200/month utilities included.

This sweet little property is ready to cash flow from day one! Don't miss out—book your showing today. Seller is a licensed Real Estate Professional In Alberta

Built in 2016

Essential Information

MLS® #	A2214951
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,156
Acres	0.14
Year Built	2016



Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	11201 98 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	t0h3w0

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	26
Zoning	RR-4

Listing Details

Listing Office	RE/MAX Grande Prairie
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