



**DJ Golden**  
**REAL ESTATE**

780-897-4003

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**9617 113 Avenue**  
**Clairmont, Alberta**

**MLS # A1207044**



**\$109,900**

Division: N/A

Lot Size: 0.11 Acre

Lot Feat: -

By Town: -

LLD: 25-72-6-W6

Zoning: RR-4

Water: -

Sewer: -

Utilities: -

Great opportunity to build an UP/DOWN DUPLEX on this lot. \$109,900 plus GST in Northfield Landing, a fully developed subdivision in Clairmont. Low county taxes ( 48% less than Grande prairie) but just a short 10 minute drive. Clairmont has numerous kids play parks, a spray park, a skate park, miles of paved walking trails and a great K-8 Elementary School. Not only is it a great place to live but also to invest, being within 5 minutes of the Clairmont industrial park with many Industry service companies.