

## 9556 114 Avenue Clairmont, Alberta

## MLS # A2251269



\$369,900

NONE Division: Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 1,208 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attach Lot Size: 0.07 Acre Lot Feat: Street Lighting

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water

Inclusions: None

The Greyson Executive Duplex in Bridgewater, Clairmont offers exceptional value for first-time buyers or investors seeking a modern home in a growing community, ESTIMATED COMPLETION JAN 2026. This 3-bedroom, 2.5-bath home backs onto greenspace and features a stylish open-concept main floor with quartz countertops, tile backsplash, upgraded stainless steel appliances, soft-close shaker-style cabinets, a corner pantry, and durable vinyl plank flooring. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms, a full bathroom, and convenient laundry. Energy-efficient details such as hot water on demand, a high-efficiency furnace, low-E windows, and lifetime shingles provide long-term peace of mind, while the unfinished basement offers potential for additional bedrooms and a bathroom. The insulated and drywalled 12' x 24' garage adds functionality, and the option to purchase multiple units creates an excellent investment opportunity.