

\$359,900 - 9554 114 Avenue, Clairmont

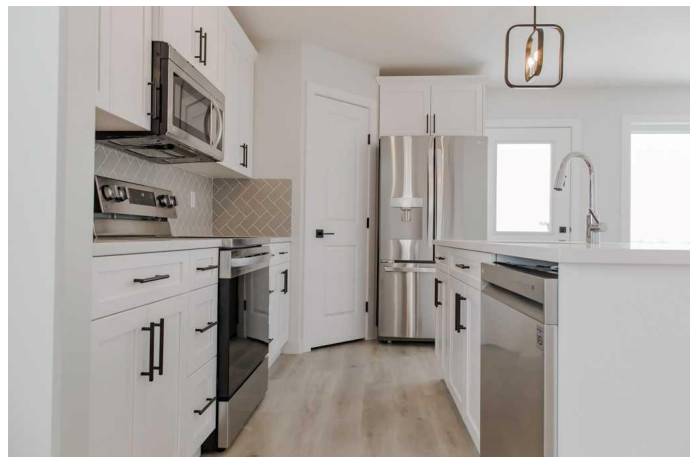
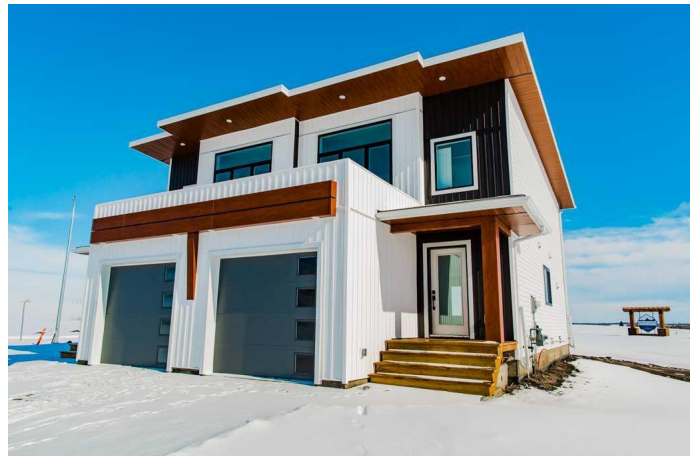
MLS® #A2197800

\$359,900

3 Bedroom, 3.00 Bathroom, 1,249 sqft
Residential on 0.07 Acres

NONE, Clairmont, Alberta

The Greyson Executive Duplex is currently under construction and is expected to be completed by the end of July! This modern, luxurious 3-bedroom, 2.5-bath duplex in Bridgewater, Clairmont, backs onto beautiful greenspace. (You also have the option to purchase up to 4 units in a row!) The contemporary exterior will impress you each time you arrive home. Step inside to discover the stunning kitchen, complete with quartz countertops, a tile backsplash, pendant lighting, soft-close shaker-style cabinets, and Valhalla barn wood vinyl plank flooring. Upgraded stainless steel kitchen appliances are included! For added convenience, there's a spacious corner pantry, real wood drawers, and soft-close drawers and cabinet doors. The kitchen seamlessly flows into the open-concept living and dining areas. A convenient half-bathroom is located just off the entry for easy access. Upstairs, you'll find the spacious master bedroom, measuring 12'8" x 11'10", complete with a walk-in closet and a luxurious 4-piece en-suite bathroom featuring a tub/shower combo. Two additional generously sized spare bedrooms, a 4-piece main bathroom, and an upstairs laundry area complete the upper level. Energy-efficient features include hot water on demand, a high-efficiency furnace, low-E argon-filled double-paned windows, and lifetime fiberglass shingles. The unfinished basement offers plenty of potential and can easily accommodate two bedrooms and a full



bathroom, letting you create the space of your dreams. The 12' x 24' garage is drywalled and insulated for added comfort. (PICTURES ARE SAMPLE FROM PREVIOUS BUILD)

Built in 2025

Essential Information

MLS® #	A2197800
Price	\$359,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	9554 114 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0W8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting,
-------------------	--

Appliances	Tankless Hot Water Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	February 27th, 2025
Days on Market	62
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.