

# \$359,900 - 9556 114 Avenue, Clairmont

MLS® #A2198141

**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,263 sqft  
Residential on 0.07 Acres

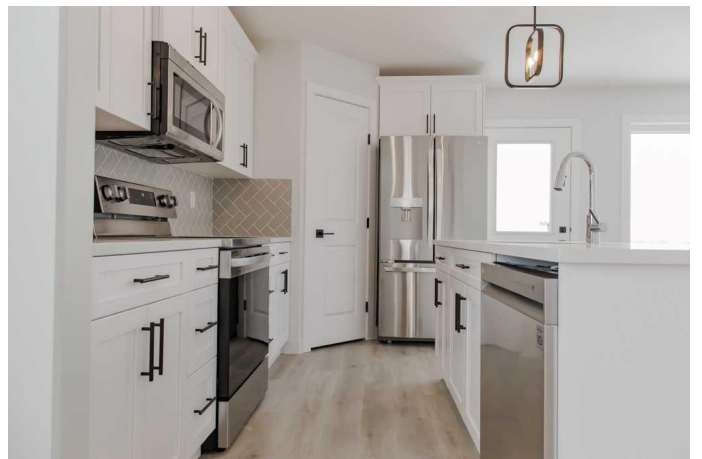
NONE, Clairmont, Alberta

Introducing the Greyson Executive Duplex!  
This beautiful new construction is set to be completed by the end of July and is ready to offer you the home of your dreams! This modern and luxurious 3-bedroom, 2.5-bath duplex in Bridgewater, Clairmont is nestled against serene greenspace, offering both tranquility and style. (Plus, you can purchase up to 4 units in a row—how amazing is that?)  
Curb Appeal: The sleek, contemporary exterior will leave you in awe every time you arrive home.

Gourmet Kitchen: Step inside to discover a chef's paradise, featuring quartz countertops, a chic tile backsplash, pendant lighting, soft-close shaker-style cabinets, and gorgeous Valhalla barn wood vinyl plank flooring. ???  
Upgraded stainless steel kitchen appliances are also included, making it a breeze to entertain and cook in style.

Convenience & Functionality: You™ love the spacious corner pantry, real wood drawers, and soft-close cabinets that add both beauty and practicality. The kitchen flows seamlessly into the open-concept living and dining areas, perfect for hosting friends or relaxing with family. Plus, there's a convenient half-bathroom right off the entry for easy access.

Upstairs Retreat: Your master bedroom (12'8" x 11'10") is a peaceful haven, complete with a walk-in closet and a luxurious 4-piece en-suite bathroom—featuring a tub and shower combo, ideal for unwinding after a long day.



Two more generously sized spare bedrooms, a lovely 4-piece main bathroom, and a handy upstairs laundry area complete the second floor.

Energy-Efficient & Thoughtful Features: Enjoy hot water on demand, a high-efficiency furnace, low-E argon-filled windows, and lifetime fiberglass shingles for peace of mind and energy savings.

Endless Potential: The unfinished basement offers endless possibilitiesâ€”design the perfect space to suit your needs, from two more bedrooms to a full bathroom.

Garage: The 12' x 24' garage is insulated and drywalled for maximum comfort and functionality.

Ready to make this stunning duplex your new home? Contact me today to learn more and see how it can be the perfect fit for you! (PICS ARE SAMPLES FROM PREVIOUS BUILD.

Built in 2025

### Essential Information

MLS® #	A2198141
Price	\$359,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	9556 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, Tankless Hot Water
Appliances	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	Fiberglass, Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	47
Zoning	mdr

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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