

**9560 114 Avenue
Clairmont, Alberta**

MLS # A2251263



\$375,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,302 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Fiberglass, Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

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

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: mdr

Utilities: -

The brand-new KINLEY LUXURY Duplex in Bridgewater, Clairmont—estimated move-in MAY 2026—offers an excellent opportunity for first-time buyers and investors seeking quality, efficiency, and long-term value in Northern Alberta, featuring a modern design with quartz countertops, a tile backsplash, soft-close shaker cabinetry, upgraded stainless appliances, Valhalla barn wood vinyl plank flooring, and an open-concept main floor with a corner pantry; backing onto greenspace, this 3-bedroom, 2.5-bath layout includes a primary retreat with a walk-in closet and four-piece ensuite, two additional upstairs bedrooms, a main bath, and second-floor laundry, along with energy-saving features such as hot water on demand, a high-efficiency furnace, Low-E argon windows, lifetime fiberglass shingles, low county taxes, and a 10-year new home warranty; the unfinished basement provides potential for two more bedrooms and a full bath, the insulated and drywalled 11'9" x 23'5" attached garage adds convenience, and investors have the rare option to purchase up to four units in a row, with photos and 3D tour shown from a previous build and actual finishes subject to change; contact us for details or to schedule a viewing.