

**9554 114 Avenue
Clairmont, Alberta**

MLS # A2251265

\$367,500



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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Fiberglass, Shingle | Condo Fee: | - |
| Basement: | Full | 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 Affordable, modern, Greyson Executive Duplex in Bridgewater, Clairmont offers incredible value for first-time buyers or investors, with 3 bedrooms, 2.5 bathrooms, and a prime location backing onto greenspace. (OPPORTUNITY TO BUY 4 IN A ROW!) This home features a stylish kitchen with quartz countertops, tile backsplash, shaker-style soft-close cabinets, and upgraded stainless steel appliances. The open-concept main floor is perfect for family living, while upstairs offers a primary suite with walk-in closet and ensuite, plus two additional bedrooms, full bath, and laundry. Energy-efficient upgrades include hot water on demand, a high-efficiency furnace, low-E windows, and lifetime shingles. The unfinished basement is ready for your vision with room for two more bedrooms and a bathroom. Complete with an insulated 12' x 24' garage, this home blends modern finishes with affordability—ideal for families and investors looking to grow in a thriving community. (pics and 3D tour are from previous build)