

9554 114 Avenue
Clairmont, Alberta

MLS # A2251265



\$367,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,195 sq.ft.	Age:	2025 (0 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, Unfinished

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 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)