

**9556 114 Avenue  
Clairmont, Alberta**

**MLS # A2251269**



**\$369,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | NONE   |               |                  |
| <b>Type:</b>     | Residential/Duplex   |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side  |               |                  |
| <b>Size:</b>     | 1,208 sq.ft.   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Street Lighting  |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Fiberglass, Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame  | <b>Zoning:</b>    | mdr |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water |                   |     |
| <b>Inclusions:</b> | None  |                   |     |

The Greyson Executive Duplex in Bridgewater, Clairmont offers exceptional value for first-time buyers or investors seeking a modern home in a growing community, ESTIMATED COMPLETION MAY 1 2026. This 3-bedroom, 2.5-bath home backs onto greenspace and features a stylish open-concept main floor with quartz countertops, tile backsplash, upgraded stainless steel appliances, soft-close shaker-style cabinets, a corner pantry, and durable vinyl plank flooring. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms, a full bathroom, and convenient laundry. Energy-efficient details such as hot water on demand, a high-efficiency furnace, low-E windows, and lifetime shingles provide long-term peace of mind, while the unfinished basement offers potential for additional bedrooms and a bathroom. The insulated and drywalled 12' x 24' garage adds functionality, and the option to purchase multiple units creates an excellent investment opportunity.