



GRASSROOTS
REALTY GROUP

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9558 114 Avenue
Clairmont, Alberta

MLS # A2251260



\$382,900

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	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		

Offering exceptional value for both first-time buyers and investors, this brand-new KINLEY LUXURY Duplex in Bridgewater, Clairmont is set for completion in JUNE 15, 2026 and delivers a blend of comfort, efficiency, and modern style, highlighted by quartz countertops, a clean tile backsplash, soft-close shaker cabinets, upgraded stainless steel appliances, pendant lighting, and durable Valhalla barn wood vinyl plank flooring; the open main floor layout includes a corner pantry and thoughtfully designed storage, while upstairs you'll find a peaceful rear primary bedroom with a walk-in closet and four-piece ensuite, two additional bedrooms, a full main bath, and the convenience of second-floor laundry; energy-conscious 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 help reduce long-term costs; the unfinished basement offers flexibility for adding two more bedrooms and another full bath, and the insulated, drywalled 11'9" x 23'5" attached garage adds everyday practicality; buyers and investors also have the option to acquire up to four adjoining units, with photos shown from a previous build and final finishes subject to variation—contact us for more information or to arrange a viewing. (click on the video or multi media link to see the 3D tour!)