



GRASSROOTS
REALTY GROUP

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9560 114 Avenue
Clairmont, Alberta

MLS # A2251263



\$379,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,290 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 | | |

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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 brand-new KINLEY LUXURY Duplex in Bridgewater, Clairmont—estimated move-in June 15, 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.