



9554 114 Avenue  
Clairmont, Alberta

MLS # A2251265



**\$367,500**

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