



**GRASSROOTS**  
REALTY GROUP

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9556 114 Avenue  
Clairmont, Alberta

MLS # A2251269



**\$369,900**

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,208 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	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full, Unfinished	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 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 JAN 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.