



9556 114 Avenue
Clairmont, Alberta

MLS # A2251269



\$369,900

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| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,208 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 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 June 30, 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.