

# \$359,900 - 9554 114 Avenue, Clairmont

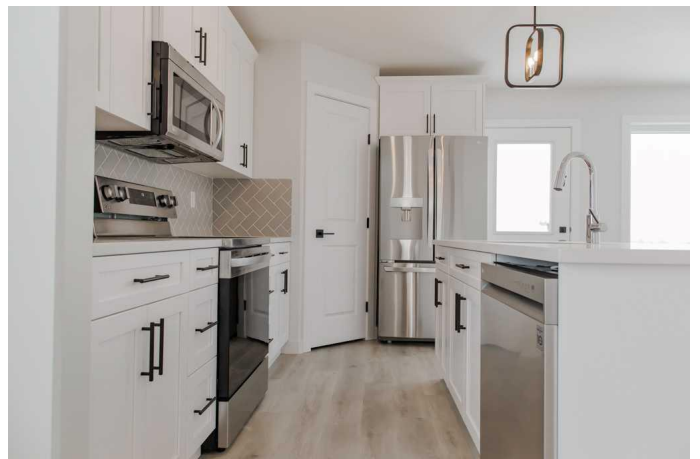
MLS® #A2197800

**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.07 Acres

NONE, Clairmont, Alberta

The Greyson Executive Duplex is currently under construction and is expected to be completed by the end of July! This modern, luxurious 3-bedroom, 2.5-bath duplex in Bridgewater, Clairmont, backs onto beautiful greenspace. (You also have the option to purchase up to 4 units in a row!) The contemporary exterior will impress you each time you arrive home. Step inside to discover the stunning kitchen, complete with quartz countertops, a tile backsplash, pendant lighting, soft-close shaker-style cabinets, and Valhalla barn wood vinyl plank flooring. Upgraded stainless steel kitchen appliances are included! For added convenience, there's a spacious corner pantry, real wood drawers, and soft-close drawers and cabinet doors. The kitchen seamlessly flows into the open-concept living and dining areas. A convenient half-bathroom is located just off the entry for easy access. Upstairs, you'll find the spacious master bedroom, measuring 12'8" x 11'10", complete with a walk-in closet and a luxurious 4-piece en-suite bathroom featuring a tub/shower combo. Two additional generously sized spare bedrooms, a 4-piece main bathroom, and an upstairs laundry area complete the upper level. Energy-efficient features include hot water on demand, a high-efficiency furnace, low-E argon-filled double-paned windows, and lifetime fiberglass shingles. The unfinished basement offers plenty of potential and can easily accommodate two bedrooms and a full



bathroom, letting you create the space of your dreams. The 12' x 24' garage is drywalled and insulated for added comfort. ( PICTURES ARE SAMPLE FROM PREVIOUS BUILD)

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2197800               |
| Price          | \$359,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,249                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 9554 114 Avenue                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 0W8                         |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached |
| # of Garages   | 1  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, |
|-------------------|--|

|              |  |
|--------------|--|
| Appliances   | Tankless Hot Water<br>Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,<br>Tankless Water Heater |
| Heating      | Forced Air, Natural Gas  |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Street Lighting      |
| Roof              | Shingle, Fiberglass  |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 53                  |
| Zoning         | mdr                 |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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