\$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'II 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,

Tankless Hot Water

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

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 62

Zoning mdr

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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