

# \$369,900 - 9556 114 Avenue, Clairmont

MLS® #A2251269

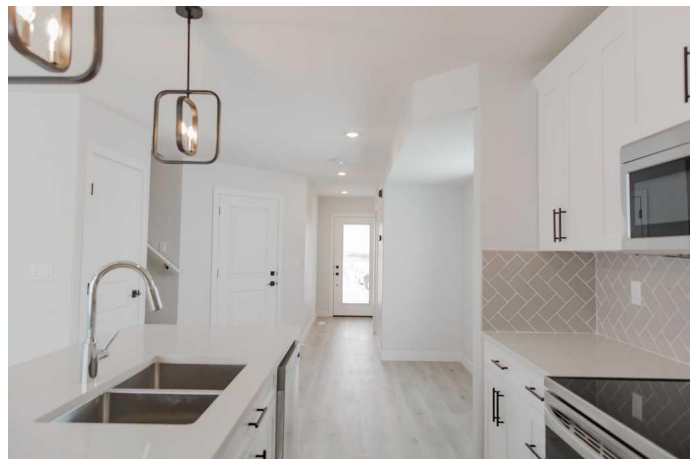
**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

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.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2251269  |
| Price     | \$369,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,208                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9556 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    | September 3rd, 2025 |
| Days on Market | 64                  |
| Zoning         | mdr                 |

**Listing Details**

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

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