

9558 114 Avenue  
Clairmont, Alberta

MLS # A2251260



## \$377,500

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water		
<b>Inclusions:</b>	None		

Offering exceptional value for both first-time buyers and investors, this brand-new KINLEY LUXURY Duplex in Bridgewater, Clairmont is set for completion in APRIL 2026 and delivers a blend of comfort, efficiency, and modern style, highlighted by quartz countertops, a clean tile backsplash, soft-close shaker cabinets, upgraded stainless steel appliances, pendant lighting, and durable Valhalla barn wood vinyl plank flooring; the open main floor layout includes a corner pantry and thoughtfully designed storage, while upstairs you'll find a peaceful rear primary bedroom with a walk-in closet and four-piece ensuite, two additional bedrooms, a full main bath, and the convenience of second-floor laundry; energy-conscious features such as hot water on demand, a high-efficiency furnace, Low-E argon windows, lifetime fiberglass shingles, low county taxes, and a 10-year new home warranty help reduce long-term costs; the unfinished basement offers flexibility for adding two more bedrooms and another full bath, and the insulated, drywalled 11'9" x 23'5" attached garage adds everyday practicality; buyers and investors also have the option to acquire up to four adjoining units, with photos shown from a previous build and final finishes subject to variation—contact us for more information or to arrange a viewing. (click on the video or multi media link to see the 3D tour!)