



9554 114 Avenue  
Clairmont, Alberta

MLS # A2251265



**\$367,500**

**Division:** NONE

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,195 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

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** Fiberglass, Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**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 Affordable, modern, Greyson Executive Duplex in Bridgewater, Clairmont offers incredible value for first-time buyers or investors, with 3 bedrooms, 2.5 bathrooms, and a prime location backing onto greenspace. (OPPORTUNITY TO BUY 4 IN A ROW!) This home features a stylish kitchen with quartz countertops, tile backsplash, shaker-style soft-close cabinets, and upgraded stainless steel appliances. The open-concept main floor is perfect for family living, while upstairs offers a primary suite with walk-in closet and ensuite, plus two additional bedrooms, full bath, and laundry. Energy-efficient upgrades include hot water on demand, a high-efficiency furnace, low-E windows, and lifetime shingles. The unfinished basement is ready for your vision with room for two more bedrooms and a bathroom. Complete with an insulated 12' x 24' garage, this home blends modern finishes with affordability—ideal for families and investors looking to grow in a thriving community. (pics and 3D tour are from previous build)