

# \$367,500 - 9554 114 Avenue, Clairmont

MLS® #A2251265

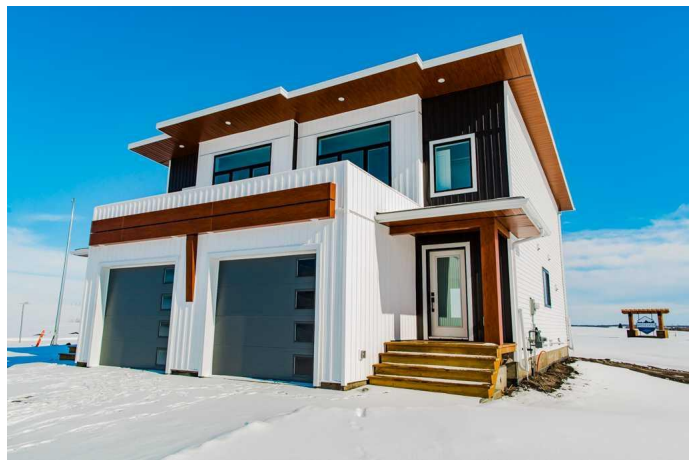
## \$367,500

3 Bedroom, 3.00 Bathroom, 1,195 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

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)



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251265  |
| Price      | \$367,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,195                  |
| 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              | Fiberglass, Shingle  |
| Construction      | Concrete, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 2nd, 2025  
Days on Market        8  
Zoning                      mdr

**Listing Details**

Listing Office            Sutton Group Grande Prairie Professionals

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