

# \$359,900 - 9560 114 Avenue, Clairmont

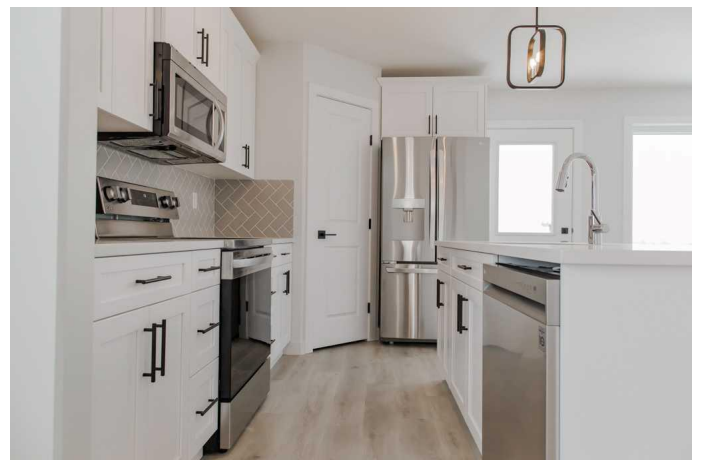
MLS® #A2200468

**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,290 sqft  
Residential on 0.07 Acres

NONE, Clairmont, Alberta

Brand-New KINLEY LUXURY Duplex â€“  
Estimated Move-In July 31 Welcome to the KINLEY LUXURY Duplex, a stunning brand-new home in Bridgewater, Clairmont, designed for modern living with high-end finishes and thoughtful details. Backing onto serene greenspace, this 3-bedroom, 2.5-bath home offers both tranquility and luxury. Key Features: Modern Curb Appeal â€“ Contemporary design with sleek architectural finishes. Gourmet Kitchen â€“ Quartz countertops, stylish tile backsplash, soft-close shaker-style cabinetry, upgraded stainless steel appliances, pendant lighting, and Valhalla barn wood vinyl plank flooring. Spacious & Functional Layout â€“ Open-concept main floor with corner pantry, real wood drawers, and soft-close cabinets for added convenience. Primary Retreat â€“ Rear-facing master bedroom (13'9" x 11'6") with a walk-in closet and a luxurious four-piece ensuite featuring a tub/shower combination. Upstairs Convenience â€“ Two generously sized secondary bedrooms, a four-piece main bathroom, and a second-floor laundry room. Energy-Efficient Features & money savingsâ€“ Hot water on demand, high-efficiency furnace, Low-E argon-filled windows, and lifetime fiberglass shingles for long-term savings, plus 10 year new home warranty, low county taxes! Unfinished Basement â€“ Endless Potential â€“ Customize your space with options for two additional bedrooms and a full bath. Attached Garage â€“ Insulated and drywalled 11'9" x



23'5" garage for added functionality. Bonus Opportunity: Purchase up to four units in a row, perfect for investors or multi-generational living. This home is scheduled for completion by the end of July and is an excellent opportunity to own a brand-new, thoughtfully designed home in a desirable location. Contact us today for more details or to schedule a viewing. Photos are from a previous build; actual finishes may vary.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2200468               |
| Price          | \$359,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,290                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9560 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 March 11th, 2025

Days on Market 2

Zoning mdr

### **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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