



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9520 114 Avenue
Clairmont, Alberta

MLS # A2312522



\$395,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,365 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garag		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to the Evelyn Plan—A 1365 sqft LUXURY 3 BED, 2.5 BATH ½ DUPLEX WITH AN ATTACHED GARAGE BACKING ONTO GREEN SPACE—offering an incredible opportunity for first-time buyers and savvy investors to enter the market with a smart, affordable, brand-new home in one of Clairmont’s fastest-growing communities. Offering over 1,290 sq ft of thoughtfully designed living space, this modern home features 3 spacious bedrooms, 2 full 4-piece bathrooms, a convenient main-floor half bath, a versatile office nook, and upstairs laundry designed to suit today’s lifestyle. The bright, open-concept main floor is perfect for everyday living and entertaining, highlighted by a stylish island kitchen with quartz countertops, real wood soft-close cabinetry, upgraded stainless steel appliances, and an oversized walk-in pantry offering exceptional storage. Built with efficiency and long-term savings in mind, this home includes LED lighting, Low-E argon-filled windows, and hot water on demand to help keep monthly utility costs low—ideal for budget-conscious homeowners or investors focused on cash flow. Enjoy the extra-large backyard backing onto an easement for added privacy and outdoor space, while the sought-after Bridgewater community offers parks, walking trails, a K–8 school, spray park, and skate park, all within a family-friendly setting. Even better, benefit from county property taxes approximately 48% lower than Grande Prairie, saving thousands every year. Currently under construction with an estimated completion date of August 17, 2026, this is your chance to plan ahead, lock in value, and secure a quality new build at an attractive price point. (Pictures and renderings are samples from previous builds. Please request the spec sheet and renderings specific to this address.) (Pictures and renderings are

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