



GRASSROOTS
REALTY GROUP

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9505 114 Avenue
Clairmont, Alberta

MLS # A2317275



\$635,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,294 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: BASIC APPLIANCES FOR BOTH SUITES

(PRE-SALE, MORE AVAILABLE \$\$\$\$+)The New Waverley Side-by-Side Duplex by Derksen Builders offers a rare investment opportunity to own a fully independent duplex on one title, with each side featuring 3 bedrooms, two 4-piece bathrooms, a garage, and separate power and gas meters, furnaces, and hot water on demand systems. Designed as a turnkey income property, each unit will be outfitted with a set of basic stainless steel kitchen appliances, range hood fans and washer and dryer. Built with energy efficiency in mind, the construction includes IKO lifetime fiberglass shingles, high-efficiency furnaces, LED lighting, argon-filled double-pane windows, and more. Interior finishes feature vinyl plank flooring on the main level common areas and bathrooms and carpet on the way down stairs and in all bedrooms, laminate counters, soft-close cabinets, real wood dovetail-jointed drawers, and adjustable shelving. The main floor layout includes the kitchen, dining and living areas, one bedroom, and a full bathroom, while the fully finished basement offers two additional bedrooms, a second full bathroom, laundry room, and storage. Backed by a 1-2-5-10 New Home Warranty—covering 1-year builder, 2-year systems, 5-year building envelope, and 10-year structural—this build is scheduled for completion in mid-December 2025. Located in Clairmont, just 5 minutes north of Grande Prairie, this community offers low county taxes (48% less than the city), a K–8 school, walking trails, parks, and quick access to the Clairmont Industrial Park, home to hundreds of oil, gas, and industry service companies, making it an ideal location for both investors and residents alike. If you are wanting to purchase more than one we can build up to 3 IN A ROW !(Pictures are samples from previous and do not represent exact build and option specs)