



GRASSROOTS
REALTY GROUP

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9560 114 Avenue
Clairmont, Alberta

MLS # A2329525



\$399,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,290 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	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:	vinyl plank everywhere, back deck, and custom mdf shelving!		

The brand-New upgraded KINLEY LUXURY Duplex backing onto a park in Bridgewater, Clairmont with Immediate possession-BONUSES INCLUDE BACK DECK, VINYL PLANK THROUGHOUT AND CUSTOM MDF CLOSET AND PANTRY SHELVING. This home offers an excellent opportunity for first-time buyers and investors seeking quality, efficiency, and long-term value in Northern Alberta, featuring a modern design with quartz countertops, a tile backsplash, soft-close shaker cabinetry, upgraded stainless kitchen appliances, Valhalla barn wood vinyl plank flooring, and an open-concept main floor with a corner pantry. A gorgeous 3-bedroom, 2.5-bath layout includes a primary retreat with a walk-in closet and four-piece ensuite, two additional upstairs bedrooms, a main bath, and main floor laundry, along with energy-saving features such as hot water on demand, a high-efficiency furnace, Low-E argon windows, lifetime fiberglass shingles, low county taxes, and a 10-year new home warranty; the unfinished basement provides potential for two more bedrooms and a full bath, the insulated and drywalled 11'9" x 23'5" attached garage adds convenience. (Pictures and renderings are samples from previous builds, please request spec sheet and renderings as per address)