



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9524 114 Avenue
Clairmont, Alberta

MLS # A2346009



\$387,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,244 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
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	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, Stone Counters, Tankless Hot Water		
Inclusions:	NONE		

THE NEW PARKER LUXURY DUPLEX PRESALE – Backing onto GREENSPACE with OCTOBER 2026 possession! Enjoy low county taxes, quartz kitchen counters, soft-close cabinetry, lifetime IKO shingles, hot water on demand, and stainless steel kitchen appliances included in this modern 3 bed, 2.5 bath home. This thoughtfully designed layout features a private master retreat over the garage, with two additional bedrooms, a full bathroom, and a convenient upstairs laundry room with space for a side-by-side washer and dryer just a few steps up. The contemporary exterior makes a great first impression, while inside you’ll find an open-concept main floor highlighted by a stunning kitchen with quartz countertops, tile backsplash, pendant lighting, soft-close shaker cabinets, real wood drawers, Valhalla barn wood vinyl plank flooring, and a large corner pantry. The main level flows seamlessly through the kitchen, dining, and living areas and includes a handy 2-piece powder room near the entry. Built for efficiency and long-term value, this home features hot water on demand, a high-efficiency furnace, Low-E argon-filled double-pane windows, LED lighting, and durable lifetime fiberglass shingles. The unfinished basement is ready for your ideas and can accommodate two bedrooms and a full bathroom. The 11' x 21' garage is insulated, drywalled, fire-taped, and includes a WiFi-enabled opener. Located in Clairmont, you’ll appreciate the family-friendly setting with parks, walking trails, an award-winning K-8 school, and low county taxes estimated at \$2,657 per year. Secure your new home today with a deposit. click on multi media or video to take the 3D tour (Photos and renderings are from previous builds; request the spec sheet and renderings for this property.)

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Sutton Group Grande Prairie Professionals. Information is believed to be reliable but not guaranteed.