



780-978-7122  
sukhu@grassrootsrealtygroup.ca

9522 114 Avenue  
Clairmont, Alberta

MLS # A2312484



**\$397,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	None		

Welcome to the New Evelyn Plan, a 1,378 sq ft luxury duplex backing onto greenspace, offering first-time home buyers an outstanding combination of affordability, quality craftsmanship, lower County taxes, a 10-year new home warranty, and durable lifetime shingles for long-term peace of mind. This thoughtfully designed duplex features over 1,375 sq ft of functional living space across two levels, complete with 3 bedrooms, 2.5 bathrooms, a dedicated office nook, and convenient second-floor laundry. The bright and inviting open-concept main floor showcases a modern island kitchen with quartz countertops, soft-close real wood cabinetry and drawers, upgraded stainless steel appliances, and an oversized walk-in pantry designed for exceptional storage. Built with efficiency and everyday savings in mind, this home includes LED lighting, Low-E argon-filled windows, and hot water on demand to help keep utility costs manageable throughout the year. Step outside to enjoy the extra-large backyard backing onto an a green space storm pond, providing added privacy, open views, and plenty of room for outdoor enjoyment. Located in the growing community of Bridgewater in Clairmont, residents enjoy abundant green space and easy access to a K&dash;8 school, spray park, skate park, walking trails, and numerous parks. Homeowners also benefit from County property taxes that are approximately 48% lower than Grande Prairie, potentially saving thousands of dollars annually. Currently under construction with an anticipated completion date of August 21, 2026, this home gives buyers the opportunity to plan ahead and secure a quality new build in a family-friendly neighborhood. (Pictures and renderings are samples from previous builds. Please request the spec sheet and address-specific renderings for complete details.)

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