

\$364,900 - 9516 114 Avenue, Clairmont

MLS® #A2219332

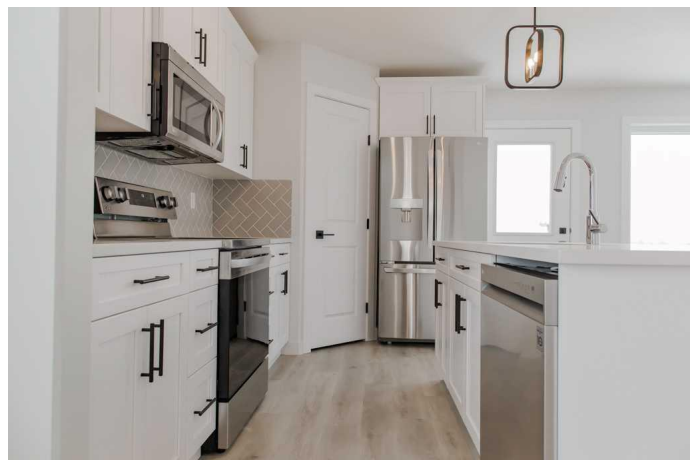
\$364,900

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

Brand-New KINLEY LUXURY Duplex â€“
Estimated Move-In December 31,2025
Welcome to the KINLEY LUXURY Duplex, a
stunning brand-new home in Bridgewater,
Clairmont, designed for modern living with
high-end finishes and thoughtful details.
Backing onto serene greenspace, this
3-bedroom, 2.5-bath home offers both
tranquility and luxury. Key Features: Modern
Curb Appeal â€“ Contemporary design with
sleek architectural finishes. Gourmet Kitchen
â€“ Quartz countertops, stylish tile backsplash,
soft-close shaker-style cabinetry, upgraded
stainless steel appliances, pendant lighting,
and Valhalla barn wood vinyl plank flooring.
Spacious & Functional Layout â€“
Open-concept main floor with corner pantry,
real wood drawers, and soft-close cabinets for
added convenience. Primary Retreat â€“
Rear-facing master bedroom (13'9" x 11'6")
with a walk-in closet and a luxurious four-piece
ensuite featuring a tub/shower combination.
Upstairs Convenience â€“ Two generously
sized secondary bedrooms, a four-piece main
bathroom, and a second-floor laundry room.
Energy-Efficient Features & money savingsâ€“
Hot water on demand, high-efficiency furnace,
Low-E argon-filled windows, and lifetime
fiberglass shingles for long-term savings, plus
10 year new home warranty, low county taxes!
Unfinished Basement â€“ Endless Potential
â€“ Customize your space with options for two
additional bedrooms and a full bath. Attached
Garage â€“ Insulated and drywalled 11'9" x



23'5" garage for added functionality. Bonus Opportunity: Purchase up to four units in a row, perfect for investors or multi-generational living. This home is scheduled for completion by the end of October and is an excellent opportunity to own a brand-new, thoughtfully designed home in a desirable location. Contact us today for more details or to schedule a viewing. Photos are from a previous build; actual finishes may vary.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2219332 |
| Price | \$364,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,302 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 9516 114 Avenue |
| Subdivision | NONE |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 0W8 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Parking Pad, Concrete Driveway, Single Garage Attached |

of Garages 1

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Recessed Lighting

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Street Lighting

Roof Fiberglass, Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 51

Zoning mdr

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.