

# \$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	Concrete Driveway, Garage Door Opener, Parking Pad, 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, Recessed Lighting, Tankless Hot Water

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 39

Zoning mdr

## Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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