

\$599,900 - 9543 114 Avenue, Clairmont

MLS® #A2242759

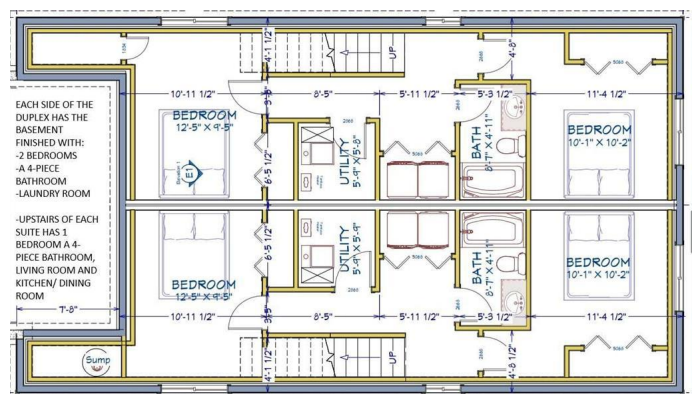
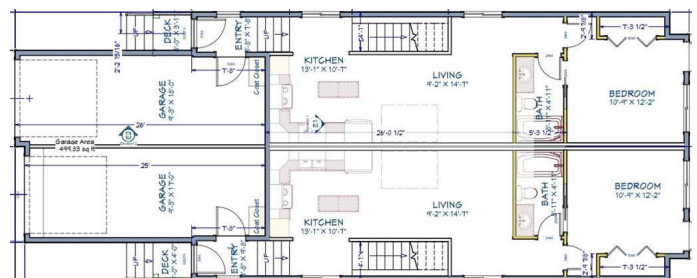
\$599,900

6 Bedroom, 4.00 Bathroom, 1,287 sqft

Residential on 0.10 Acres

NONE, Clairmont, Alberta

The New Waverley Side-by-Side Duplex by Derksen Builders offers a rare investment opportunity to own a fully independent duplex on one title, with each side featuring 3 bedrooms, two 4-piece bathrooms, a garage, and separate power and gas meters, furnaces, and hot water on demand systems. Designed as a turnkey income property, each unit will be outfitted with a set of basic stainless steel kitchen appliances, range hood fans and washer and dryer. Built with energy efficiency in mind, the construction includes IKO lifetime fiberglass shingles, high-efficiency furnaces, LED lighting, argon-filled double-pane windows, and more. Interior finishes feature vinyl plank flooring on the main level common areas and bathrooms and carpet on the way down stairs and in all bedrooms, laminate counters, soft-close cabinets, real wood dovetail-jointed drawers, and adjustable shelving. The main floor layout includes the kitchen, dining and living areas, one bedroom, and a full bathroom, while the fully finished basement offers two additional bedrooms, a second full bathroom, laundry room, and storage. Backed by a 1-2-5-10 New Home Warrantyâ€”covering 1-year builder, 2-year systems, 5-year building envelope, and 10-year structuralâ€”this build is scheduled for completion in mid-December 2025. Located in Clairmont, just 5 minutes north of Grande Prairie, this community offers low county taxes (48% less than the city), a Kâ€™8 school, walking trails, parks, and quick access to the



Clairmont Industrial Park, home to hundreds of oil, gas, and industry service companies, making it an ideal location for both investors and residents alike. If you are wanting to purchase more than one we can build up to 3 IN A ROW !(Pictures are samples and do not represent exact build and option specs)

Built in 2025

Essential Information

MLS® #	A2242759
Price	\$599,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,287
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	9543 114 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0W7

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Side By Side
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	56
Zoning	MDR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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