

# \$364,900 - 11433 95 Street, Clairmont

MLS® #A2229293

**\$364,900**

3 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.08 Acres

NONE, Clairmont, Alberta

THE GREYSON EXECUTIVE DUPLEX IS Under construction and scheduled for a mid-DEC 2025 POSSESSION! Please click on the multimedia/3D/Virtual Tour link to see a finished Grayson! Modern Luxury 3 bed 2.5 bath Duplex in Bridgewater in Clairmont ! The contemporary exterior will keep you impressed every time you pull into the driveway. Come on in and be amazed by the incredible kitchen featuring quartz counters, tile back splash, pendant lighting, soft close shaker style cabinets and Valhalla barn wood vinyl plank flooring. We know storage is important so we included a huge corner pantry, real wood drawers and soft closed drawers and cabinet doors. The gorgeous kitchen is finished off with Stainless Steel kitchen appliances. The main floor features an open concept layout throughout the kitchen, living room and dining room and features a handy power room 1/2 bathroom right by the entry. Upstairs you will find the roomy master bedroom which measures 12'8" by 11'10" and features a walk in closet and full 4 piece en-suite bathroom with a tub shower combo. The upstairs of this home has 2 more roomy spare bedrooms and a full 4 piece main bathroom. This smart home includes a MYQ wifi enabled garage door openers to make those contactless drop-offs a snap. Built in savings with energy efficiency include hot water on demand, high efficiency furnace, low-e argon filled double paned windows and LIFETIME fiberglass shingles. The basement is unfinished and



ready for your imagination to create the space of your dreams.. The 12'by 24' garage is dry walled insulated and fire taped and has a wifi enabled garage door opener. Clairmont has many kids parks, miles of walking trails and an award winning K-8 primary school and low county taxes, estimated on this home to be \$2410 per year. Put your deposit down and reserve your new place today!(SAMPLE PICTURES)

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229293               |
| Price          | \$364,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,208                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 11433 95 Street                 |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 0W9                         |

**Amenities**

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

# of Garages 1

## Interior

Interior Features Breakfast Bar, High Ceiling, Smoking Home, Open Floor Plan, Water

Appliances Dishwasher, Electric Range,

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished



## Exterior

Exterior Features None

Lot Description Street Lighting

Roof Fiberglass, Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 9th, 2025

Days on Market 119

Zoning mdr

## Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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