

\$364,900 - 11433 95 Street, Clairmont

MLS® #A2269671

\$364,900

3 Bedroom, 3.00 Bathroom, 1,208 sqft
Residential on 0.08 Acres

NONE, Clairmont, Alberta

Experience modern luxury and move in December 15 into this stunning 3-bedroom, 2.5-bathroom Greyson Executive Duplex in Bridgewater, Clairmont, featuring an attached garage, backing onto peaceful greenspace, low county taxes (just over \$200/month), quartz kitchen countertops, stainless steel appliances, hot water on demand, and a new home warranty. Nearly complete, this home offers modern design, quality craftsmanship, and incredible value for first-time buyers or investors. Entertain in your luxury kitchen featuring soft-close cabinets and real wood dovetail-jointed soft-close drawers, all finished with quartz counters and a tile backsplash that surrounds the large island with an eating bar, seamlessly connecting to the open-concept dining and living areas. Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms, another full bathroom, and a convenient second-floor laundry area. Smart and efficient upgrades include a MYQ Wi-Fi-enabled garage door opener, high-efficiency furnace, low-E argon-filled windows, and lifetime fiberglass shingles. The 12'x24' attached garage is drywalled, insulated, and fire-taped, and the unfinished basement offers endless possibilities for future development; it is roughed in for another bathroom, and egress windows are installed to accommodate two more bedrooms and a third 4-piece bathroom if you choose, with the potential to create a 5-bedroom, 3-bathroom



home. Enjoy nearby parks, walking trails, and an award-winning K school, all with low county taxes dont miss your chance to own this luxury duplex and move in before the holidays!

Built in 2025

Essential Information

MLS® #	A2269671
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, Single Garage Attached, Parking Pad
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floor
	Tankless Hot Water
Appliances	Dishwasher, Electric Range,
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	mdr

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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