

\$364,900 - 11419 95 Street, Clairmont

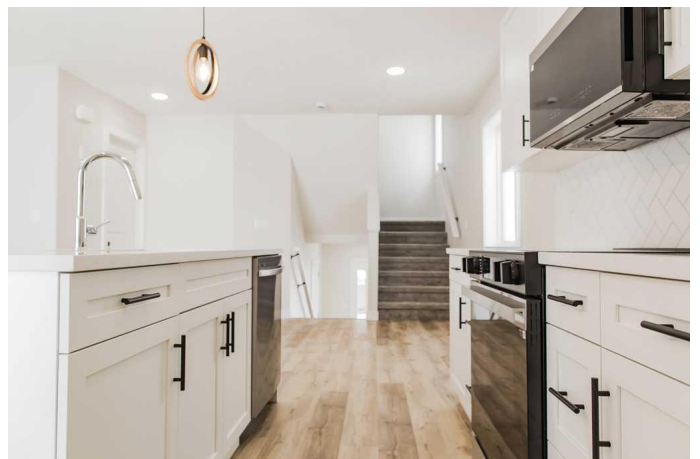
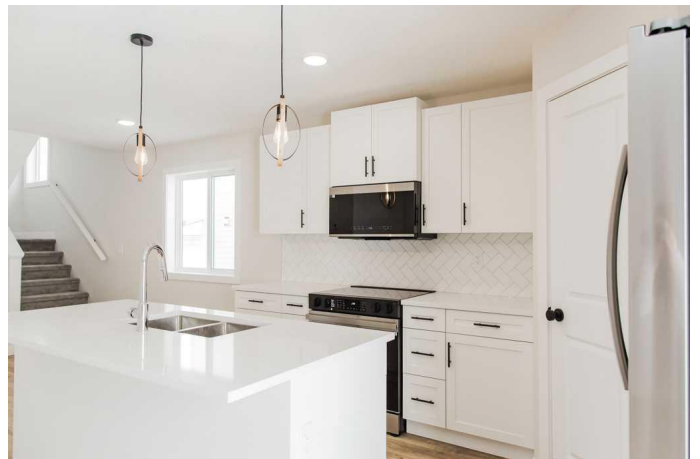
MLS® #A2233756

\$364,900

3 Bedroom, 3.00 Bathroom, 1,232 sqft
Residential on 0.08 Acres

NONE, Clairmont, Alberta

THE NEW PARKER LUXURY DUPLEX
PRESALE- CONSTRUCTION STARTS JULY
2025 AND BACKING ONTO AN EASEMENT,
January 2026 possession! -! Modern Luxury 3
bed 2.5 bath Duplex featuring a new design
with the Master Bedroom retreat over the
garage, up a few more stairs you will find 2
more bedrooms, the main bathroom and the
laundry room that accomodates a side by side
washer dryer. 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, real wood soft
close drawers and Valhalla barn wood vinyl
plank flooring. We know storage is important
so we included a huge corner pantry. 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. Built-in savings with energy
efficiency include hot water on demand,
high-efficiency furnace, low-e argon filled
double paned windows, LED lighting and
LIFETIME fiberglass shingles. The basement
is unfinished and ready for your imagination to
create the space of your dreams and can
accomodate 2 bedrooms and a full bathroom.
The 11' by 21' 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 \$2409 per year. Put your deposit down and reserve your new place today!(SAMPLE PICTURES and 3D tour OF same PLAN)

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2233756 |
| Price | \$364,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,232 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 11419 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 Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, 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 |
| Roof | Fiberglass, Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 64 |
| Zoning | mdr |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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