

\$364,900 - 11419 95 Street, Clairmont

MLS® #A2233756

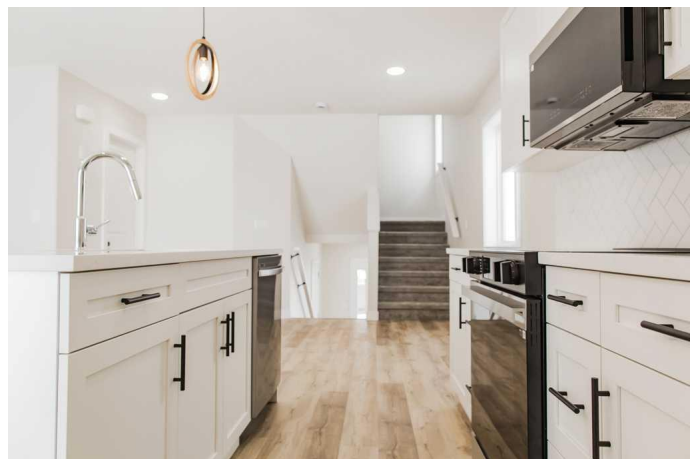
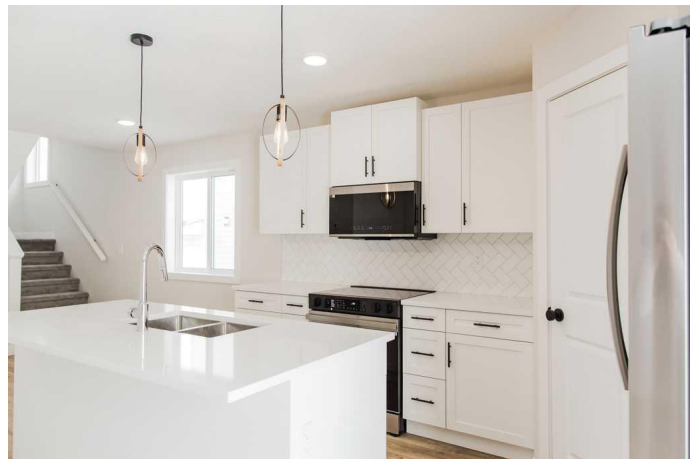
\$364,900

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 accomdate 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	Garage Door Opener, Parking Pad, Concrete Driveway, 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, Stone Counters
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	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	125
Zoning	mdr

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.