

# \$359,900 - 11441 95 Street, Clairmont

MLS® #A2221160

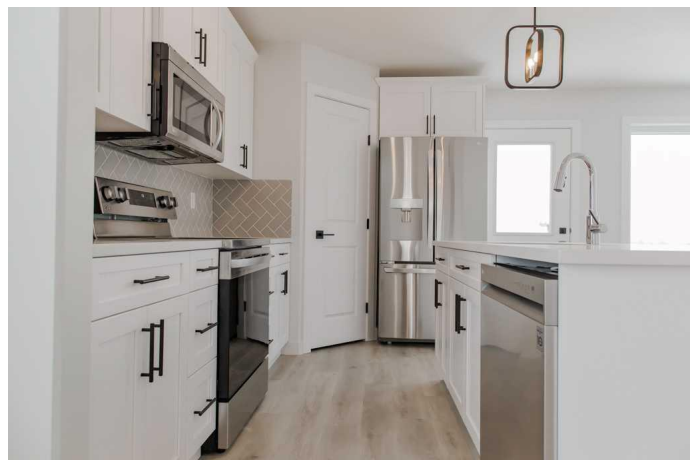
**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.08 Acres

NONE, Clairmont, Alberta

Brand-New KINLEY LUXURY Duplex â€“ Estimated Move-In Oct 31 Welcome to the KINLEY LUXURY Duplex, a stunning brand-new home in Bridgewater, Clairmont, designed for modern living with high-end finishes and thoughtful details. Backing onto serene greenspace, this 3-bedroom, 2.5-bath home offers both tranquility and luxury. Key Features: Modern Curb Appeal â€“ Contemporary design with sleek architectural finishes. Gourmet Kitchen â€“ Quartz countertops, stylish tile backsplash, soft-close shaker-style cabinetry, upgraded stainless steel appliances, pendant lighting, and Valhalla barn wood vinyl plank flooring. Spacious & Functional Layout â€“ Open-concept main floor with corner pantry, real wood drawers, and soft-close cabinets for added convenience. Primary Retreat â€“ Rear-facing master bedroom (13'9" x 11'6") with a walk-in closet and a luxurious four-piece ensuite featuring a tub/shower combination. Upstairs Convenience â€“ Two generously sized secondary bedrooms, a four-piece main bathroom, and a second-floor laundry room. Energy-Efficient Features & money savingsâ€“ Hot water on demand, high-efficiency furnace, Low-E argon-filled windows, and lifetime fiberglass shingles for long-term savings, plus 10 year new home warranty, low county taxes! Unfinished Basement â€“ Endless Potential â€“ Customize your space with options for two additional bedrooms and a full bath. Attached Garage â€“ Insulated and drywalled 11'9" x



23'5" garage for added functionality. This home is scheduled for completion by the end of Oct and is an excellent opportunity to own a brand-new, thoughtfully designed home in a desirable location. Contact us today for more details or to schedule a viewing. Photos are from a previous build; actual finishes may vary.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2221160               |
| Price          | \$359,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,290                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 11441 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, 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, Street Lighting |
| Roof              | Fiberglass, Shingle                                                 |
| Construction      | Concrete, Wood Frame                                                |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 2              |
| Zoning         | mdr            |

## Listing Details

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

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