

# \$364,900 - 11417 95 Street, Clairmont

MLS® #A2233245

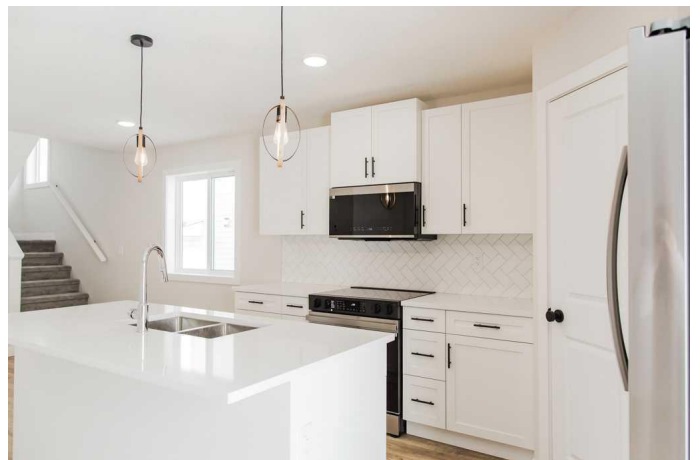
**\$364,900**

3 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.08 Acres

NONE, Clairmont, Alberta

THE NEW PARKER LUXURY DUPLEX IS UNDER CONSTRUCTION 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® #	A2233245
Price	\$364,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	11417 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
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	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	Street Lighting
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	mdr

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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