

# \$314,900 - D, 11201 95 Street, Clairmont

MLS® #A2257120

**\$314,900**

4 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

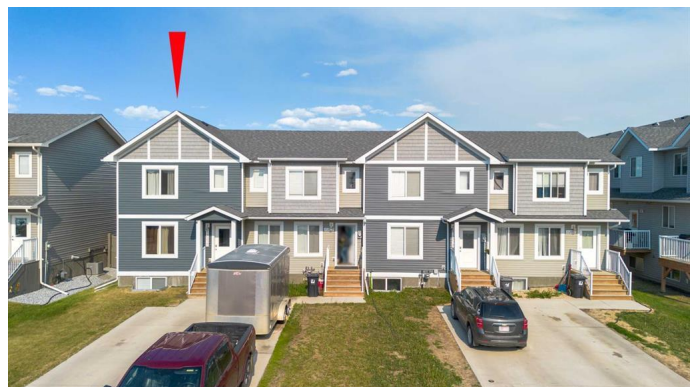
Welcome to this spacious and stylish 4-bedroom, 2.5-bathroom 2-storey end-unit home located in the welcoming community of Clairmont. This bright and airy home features a functional open-concept layout filled with natural light thanks to large windows throughout. The contemporary kitchen is equipped with stainless steel appliances, sleek soft-close white cabinets, and a convenient eat-up barâ€”perfect for quick meals or social gatherings. Step out from the kitchen to a private deck and a generously sized backyard, ideal for summer BBQs or kids at play. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, while the fully developed basement offers a cozy rec room, a fourth bedroom, a modern 3-piece bath with a beautifully tiled shower, and a laundry area. As an end unit, this property enjoys extra outdoor space and the benefit of only one shared wall. Located close to a K-8 school, skate park, playgrounds, and walking trails, and just 5 minutes from the Clairmont Industrial Park with all essential amenities nearby, this home also comes with no condo fees and low county taxes of only \$164.58/monthâ€”making it an exceptional opportunity you wonâ€™t want to miss!

Built in 2019

## Essential Information

MLS® #

A2257120



|                |               |
|----------------|---------------|
| Price          | \$314,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,064         |
| Acres          | 0.07          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | D, 11201 95 Street              |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X5C8                          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Concrete Driveway, Parking Pad |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other, Private Yard                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | MDR                  |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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