

\$364,900 - 11419 95 Street, Clairmont

MLS® #A2233756

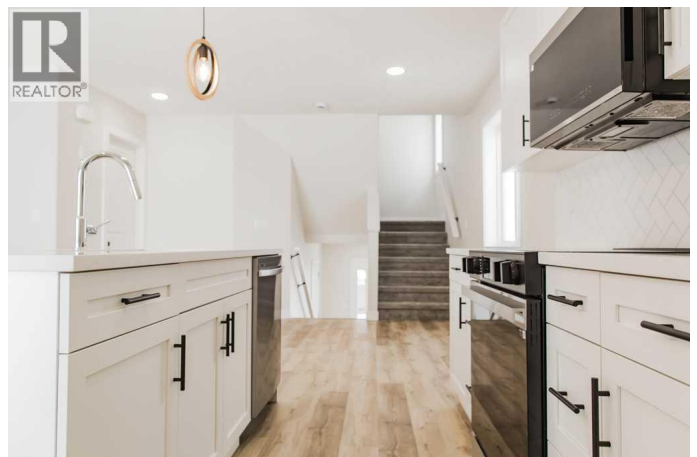
\$364,900

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Single Family on 0.08 Acres

N/A, 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) (id:6289)

Built in 2025

Essential Information

Listing #	A2233756
Price	\$364,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,232
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11419 95 Street
Subdivision	N/A
City	Clairmont
Province	Alberta
Postal Code	T8X0W9

Amenities

Amenities	Playground, Schools
Features	No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, Concrete, Parking Pad
# of Garages	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Water Heater - Tankless
Heating	Natural gas Forced air

Cooling	None
# of Stories	3

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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Listing information last updated on October 24th, 2025 at 11:16pm PDT