

\$375,000 - 11425 95 Street, Clairmont

MLS® #A2243815

\$375,000

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 Dec 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 main 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. Bonus Opportunity: Purchase up to four units in a row, perfect for investors or multi-generational living. This home is scheduled for completion by mid dec 2025 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 different plan; actual finishes may vary.

Built in 2025

Essential Information

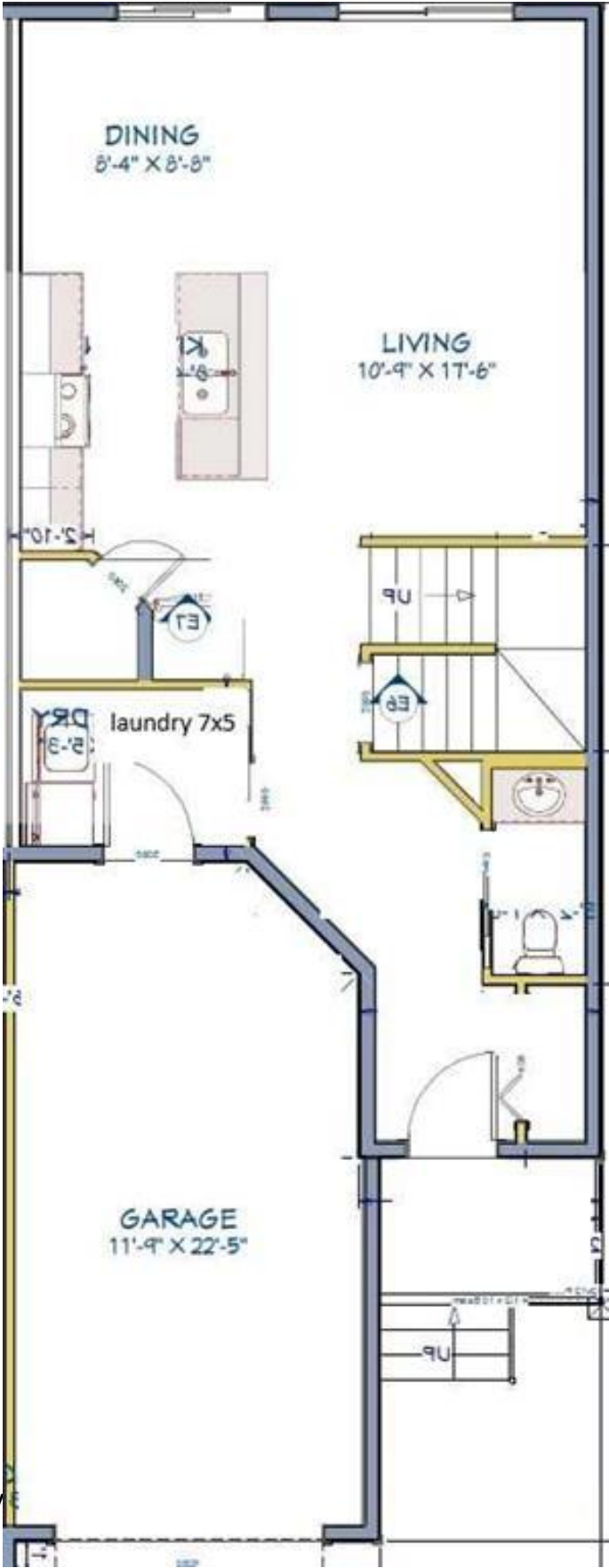
MLS® #	A2243815
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	11425 95 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County
Province	Alberta
Postal Code	T8X 0W9

Amenities

Parking Spaces	2
Parking	Single Garage Attached



of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, No
Animal Home, No Smoking
Counters

Appliances Dishwasher, Electric Stove, Microwave

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space

Roof Fiberglass, Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

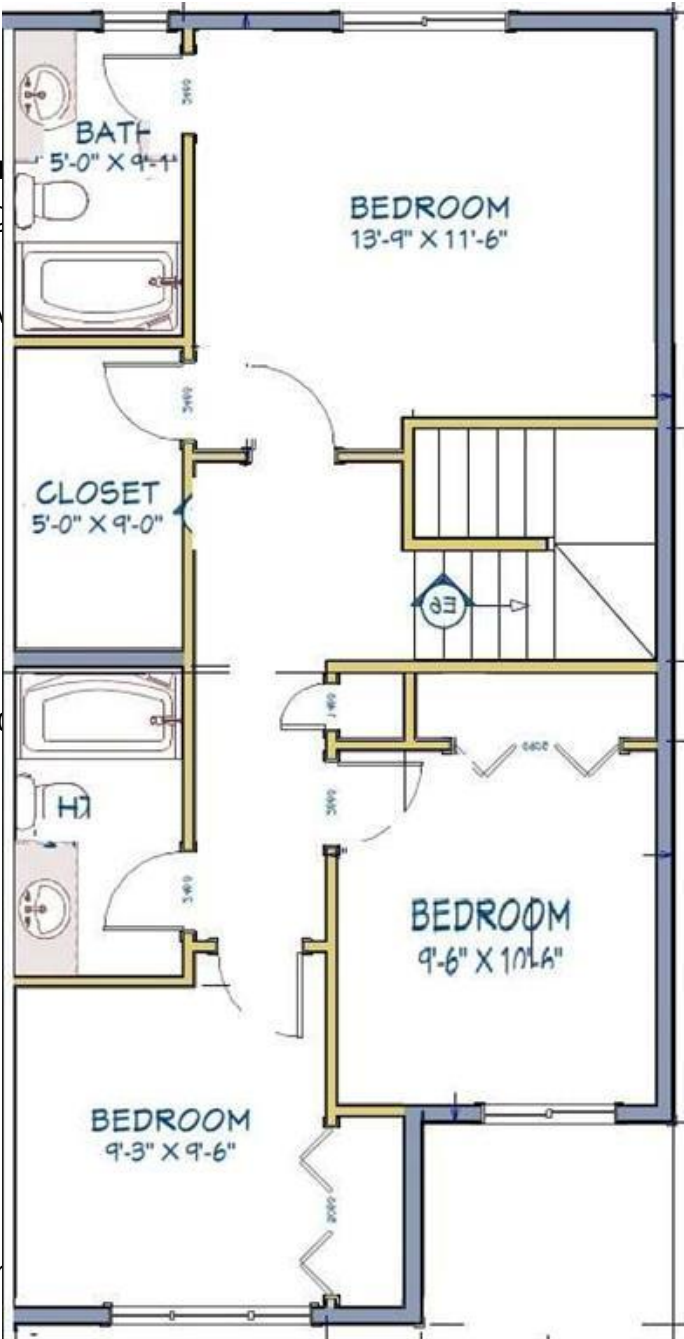
Date Listed July 28th, 2025

Days on Market 31

Zoning MDR

Listing Details

Listing Office Sutton Group Grande Prairie Pro



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.