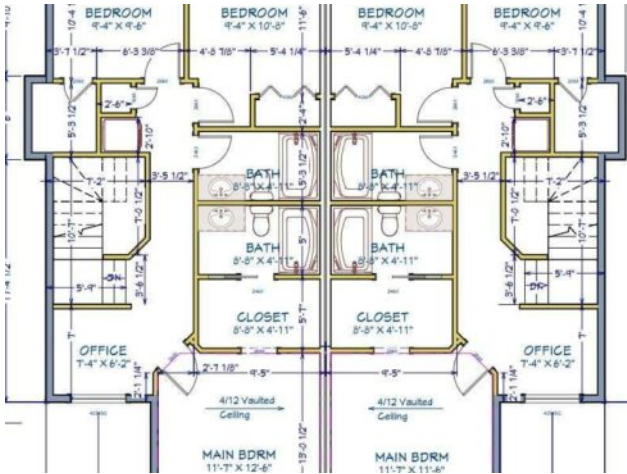


**11421 95 Street
Clairmont, Alberta**

MLS # A2283466

\$375,000



Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,367 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	10 year new home warranty		

Welcome to the New Evelyn Plan, a fantastic opportunity for first-time home buyers looking for quality, comfort, and long-term value. This thoughtfully designed duplex offers over 1,365 sq ft across two levels with 3 bedrooms, 3 full 4-piece bathrooms, an office nook, and convenient upstairs laundry. The bright open-concept main floor features an island kitchen with quartz countertops, soft-close real wood drawers and cabinets, upgraded stainless steel appliances, and an extra-large walk-in pantry for excellent storage. Built with energy efficiency in mind, the home includes LED lighting, Low-E argon-filled windows, and hot water on demand to help keep utility costs affordable year-round. Enjoy an extra-large backyard backing onto an easement, offering added privacy and space to relax. Located in Bridgewater in Clairmont, this growing community offers abundant green space and is close to a K&N8 school, spray park, skate park, walking trails, and numerous parks, along with county property taxes approximately 48% lower than Grande Prairie, saving homeowners thousands per year. This home is currently under construction with completion scheduled for mid-May 2026, giving buyers time to plan and secure an excellent opportunity in a family-friendly neighborhood. (photos are samples from similar plan and similar specs)