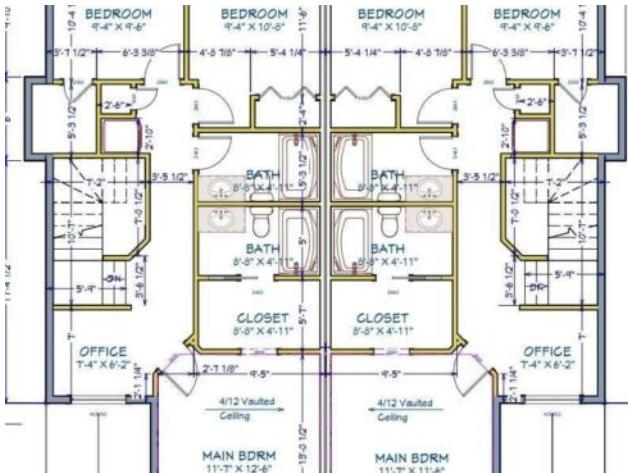


**11421 95 Street  
Clairmont, Alberta**
**MLS # A2283466**
**\$375,000**


<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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 &frac12; 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&ndash;8 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)