

**11423 95 Street
Clairmont, Alberta**

MLS # A2283860



\$377,500

Division:	NONE	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,378 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 Evelyn Plan—an exciting opportunity for first-time buyers to step into homeownership with confidence. This thoughtfully designed & duplex offers over 1,372 sq ft of well-planned living space across two levels, featuring 3 bedrooms, 3 full 4-piece bathrooms, an office nook, and the convenience of upstairs laundry. The bright, open-concept main floor is perfect for everyday living and entertaining, highlighted by an island kitchen with quartz countertops, real wood soft-close cabinets and drawers, upgraded stainless steel appliances, and an oversized walk-in pantry for exceptional storage. Built with efficiency and affordability in mind, this home includes LED lighting, Low-E argon-filled windows, and hot water on demand to help keep monthly utility costs low. Enjoy an extra-large backyard backing onto an easement for added privacy and outdoor space. Located in Bridgewater in Clairmont, a growing family-friendly community with parks, trails, a school, spray park, and skate park nearby, plus the added bonus of county property taxes approximately 48% lower than Grande Prairie;saving homeowners thousands every year. Currently under construction with an estimated completion of mid-May 2026, this is a fantastic chance to plan ahead and secure a brand-new home at an affordable price point. (Photos are samples from a similar plan and specifications.)