

\$395,000 - 11451 95 Street, Clairmont

MLS® #A2240768

\$395,000

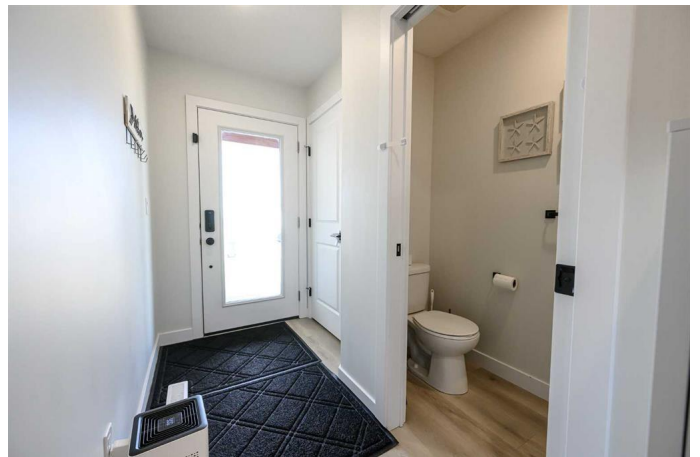
3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.08 Acres

NONE, Clairmont, Alberta

Modern executive half duplex in Clairmont â€“ finished basement, A/C and more.

This 3-year-old executive half duplex in Clairmont offers exceptional value, modern finishes, and low county taxes under \$200 monthly. Situated on a fully fenced and landscaped corner lot, this property includes a rear deck, storage shed, and single attached garage. Inside, youâ€™ll find a bright and airy open-concept main floor featuring a contemporary white kitchen with quartz countertops, tile backsplash, corner pantry, island, and stainless steel appliances. Durable vinyl plank flooring flows throughout, and a convenient half bath and direct access to both the garage and backyard deck complete the main level. Upstairs, the spacious master retreat boasts vaulted ceilings, large windows, a walk-in closet, and a 3-piece ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement adds a large rec room, laundry/storage area, and is plumbed for a fourth bathroom, offering flexibility and room to grow. Additional upgrades over buying new include central A/C, hot water on demand, landscaped and fenced yard, and Alberta New Home Warranty in place until 2037. Located just minutes from Grande Prairie, Clairmont offers small-town charm with big-city convenience, including a Kâ€™9 school, local shops, scenic walking trails, parks, and easy highway access. Enjoy a quiet, family-friendly community with significantly lower property



taxes while staying close to all amenities.

Built in 2022

Essential Information

MLS® #	A2240768
Price	\$395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	11451 95 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C5

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Corner Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025
Days on Market 1
Zoning MDR

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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