

\$359,900 - 11439 95 Street, Clairmont

MLS® #A2221158

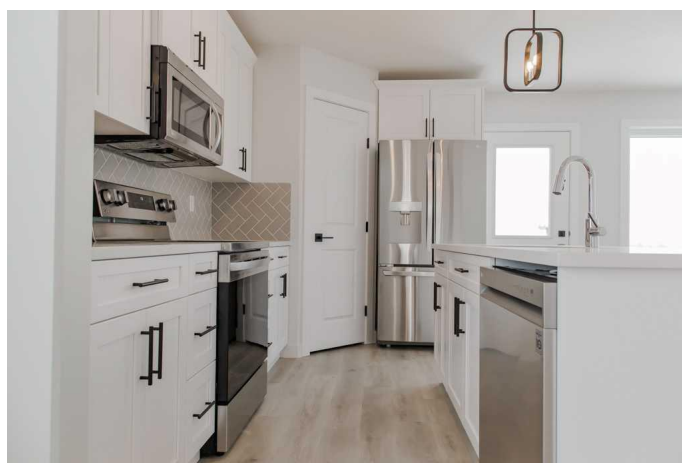
\$359,900

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.08 Acres

NONE, Clairmont, Alberta

Brand-New KINLEY LUXURY Duplex â€“ Estimated Move-In Oct 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 second-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. This home is scheduled for completion by the end of Oct 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; actual finishes may vary.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2221158 |
| Price | \$359,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,302 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 11439 95 Street |
| Subdivision | NONE |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 0W9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting |
| Roof | Fiberglass, Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 6 |
| Zoning | mdr |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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