



**GRASSROOTS**  
REALTY GROUP

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11415 95 Street  
Clairmont, Alberta

MLS # A2294092



**\$374,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water		
<b>Inclusions:</b>	None		

Start your homeownership journey in the growing community of Bridgewater, Clairmont with this stylish and affordable Greyson Executive Duplex at 11415-95 St, offering 1204 sqft of modern living space designed for first-time buyers estimated completion July 15, 2026. This bright, open-concept home features a contemporary kitchen with quartz countertops, tile backsplash, shaker-style soft-close cabinetry, and upgraded stainless steel appliances, perfect for both everyday living and entertaining. Upstairs, enjoy a spacious primary suite with walk-in closet and private 4 piece ensuite, along with two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Built with efficiency in mind, this home includes hot water on demand, a high-efficiency furnace, low-E windows, and lifetime shingles and low county property tax to help keep costs down. The unfinished basement offers excellent potential to build equity with room for two more bedrooms and a bathroom, while the insulated 12' x 24' garage adds extra value and convenience. Backing onto greenspace in a family-friendly neighbourhood, this home is a fantastic opportunity at \$374,900 (Pictures and renderings are samples from previous builds—request spec sheet for exact details.)