



11409 95 Street
Clairmont, Alberta

MLS # A2294105



\$385,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,365 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:	none		

Welcome to the Evelyn Plan—an incredible opportunity for first-time buyers and savvy investors to step into the market with a smart, affordable, brand-new home in one of Clairmont’s fastest-growing communities. Offering over 1,365 sq ft of thoughtfully designed living space, this modern 2 duplex features 3 spacious bedrooms, 2 full 4-piece bathrooms, & 1/2 bath on the main level, a versatile office nook, and convenient upstairs laundry to suit today’s lifestyle. The bright, open-concept main floor is perfect for both everyday living and entertaining, highlighted by a stylish island kitchen with quartz countertops, real wood soft-close cabinetry, upgraded stainless steel appliances, and an oversized walk-in pantry for exceptional storage. Built with efficiency and long-term savings in mind, this home includes LED lighting, Low-E argon-filled windows, and hot water on demand to help keep monthly utility costs low—ideal for budget-conscious homeowners or investors focused on cash flow. Enjoy the extra-large backyard backing onto an easement for added privacy and outdoor space, while the location in Bridgewater offers access to parks, trails, a K–8 school, spray park, and skate park, all within a family-friendly setting. Even better, benefit from county property taxes approximately 48% lower than Grande Prairie, saving thousands every year. Currently under construction with an estimated completion of July 29, 2026, this is your chance to plan ahead, lock in value, and secure a quality new build at an attractive price point. (photos are samples from a similar plan and specifications).