

# \$379,999 - 11451 95 Street, Clairmont

MLS® #A2240768

**\$379,999**

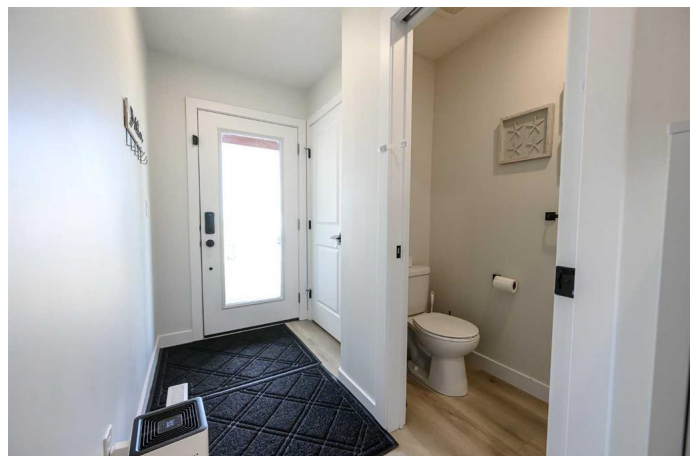
3 Bedroom, 3.00 Bathroom, 1,264 sqft

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	\$379,999
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        56  
Zoning                    MDR

**Listing Details**

Listing Office            Sutton Group Grande Prairie Professionals

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