

# \$375,000 - 11425 95 Street, Clairmont

---

MLS® #A2243815

## \$375,000

3 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.08 Acres

NONE, Clairmont, Alberta

Brand-New KINLEY LUXURY Duplex â€“  
Estimated Move-In Dec 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 main 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. Bonus Opportunity: Purchase up to four units in a row, perfect for investors or multi-generational living. This home is scheduled for completion by mid dec 2025 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 different plan; actual finishes may vary.

Built in 2025

**Essential Information**

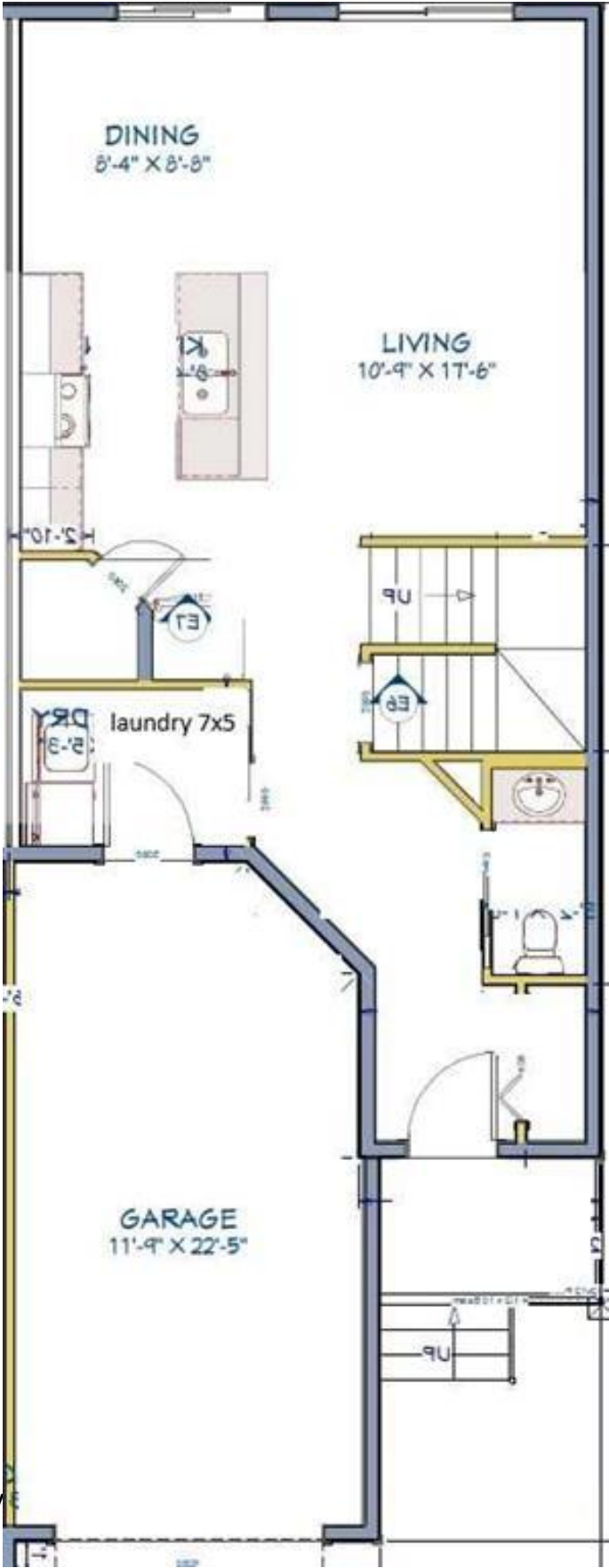
|                |                        |
|----------------|------------------------|
| MLS® #         | A2243815               |
| Price          | \$375,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,290                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

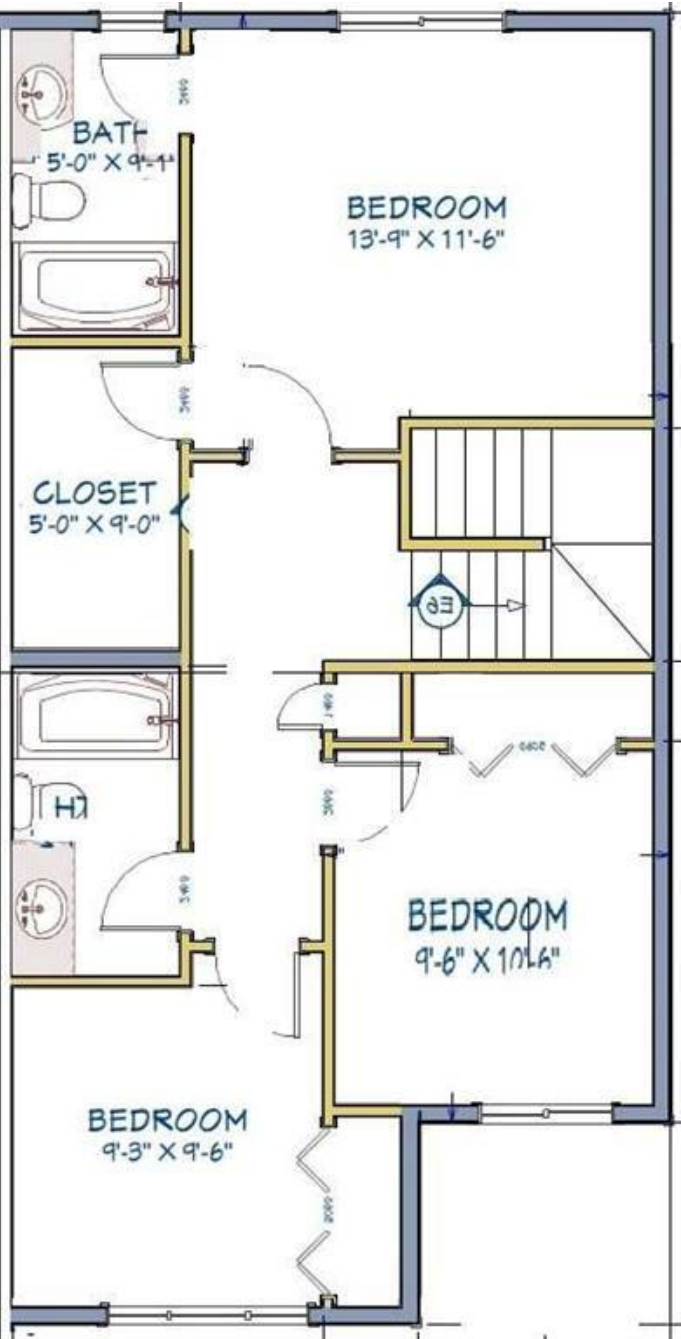
|             |                              |
|-------------|------------------------------|
| Address     | 11425 95 Street              |
| Subdivision | NONE                         |
| City        | Clairmont                    |
| County      | Grande Prairie No. 1, County |
| Province    | Alberta                      |
| Postal Code | T8X 0W9                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |



|                               |                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------|
| # of Garages                  | 1                                                                                      |
| <b>Interior</b>               |                                                                                        |
| Interior Features             | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Allowed, Granite Counters |
| Appliances                    | Dishwasher, Electric Stove, Microwave                                                  |
| Heating                       | Forced Air                                                                             |
| Cooling                       | None                                                                                   |
| Has Basement                  | Yes                                                                                    |
| Basement                      | Full, Unfinished                                                                       |
| <b>Exterior</b>               |                                                                                        |
| Exterior Features             | Private Yard                                                                           |
| Lot Description               | Backs on to Park/Green Space                                                           |
| Roof                          | Fiberglass, Shingle                                                                    |
| Construction                  | Concrete, Wood Frame                                                                   |
| Foundation                    | Poured Concrete                                                                        |
| <b>Additional Information</b> |                                                                                        |
| Date Listed                   | July 28th, 2025                                                                        |
| Days on Market                | 30                                                                                     |
| Zoning                        | MDR                                                                                    |
| <b>Listing Details</b>        |                                                                                        |
| Listing Office                | Sutton Group Grande Prairie Pro                                                        |



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.