

11451 95 Street  
Clairmont, Alberta

MLS # A2240768



\$379,999

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,264 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: Blinds & Curtain Rods. Shed, Room Wall Heaters

Modern executive half duplex in Clairmont &ndash; 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, you&rsquo;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 K&ndash;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.