

11415 95 Street
Clairmont, Alberta

MLS # A2294092



\$374,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water		
Inclusions:	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.)