



**GRASSROOTS**

REALTY GROUP

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11413 95 Street  
Clairmont, Alberta

MLS # A2294094

**\$372,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water		
<b>Inclusions:</b>	none		

Welcome to a brand-new duplex in Bridgewater, Clairmont offering low county taxes, new home warranty, quartz countertops with soft-close cabinets, upgraded stainless steel kitchen appliances, hot water on demand, and a prime location backing onto greenspace&mdash;perfect for first-time buyers and investors alike. Estimated completion is July 15, 2026. This 3-bedroom, 2.5-bath home offers a functional and modern layout with an open-concept main floor featuring a stylish kitchen with tile backsplash, corner pantry, and durable vinyl plank flooring throughout. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, along with two additional bedrooms, a full bathroom, and convenient upper-level laundry. Energy-efficient construction including a high-efficiency furnace, low-E windows, and lifetime shingles helps keep monthly costs down, while the unfinished basement provides excellent potential for future development. The 12' x 24' insulated and drywalled garage adds everyday convenience, and investors will appreciate the option to purchase multiple units in this high-demand rental area. (Pictures and renderings are samples from previous builds, please request spec sheet and renderings as per address)