



GRASSROOTS
REALTY GROUP

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**11416 95 Street
Clairmont, Alberta**

MLS # A2325338



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,372 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-72-6-W6
Exterior:	Concrete, Vinyl Siding, 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, Stone Counters, Tankless Hot Water		
Inclusions:	NONE		

Brand new 1,372 sq. ft. modified bi-level backing onto greenspace in the desirable Bridgewater community of Clairmont, featuring a luxury kitchen with quartz countertops, shaker-style soft-close cabinetry, upgraded stainless steel appliances, and the added bonus of low County property taxes that can save you thousands of dollars each year, all just 5 minutes north of Grande Prairie. This home is just started being built and will be ready near the end of 2026! The popular Morgan floor plan offers modern curb appeal and an open-concept design with vaulted ceilings, oversized windows, LED lighting, and premium Valhalla barn wood vinyl plank flooring throughout the main living areas. The stunning kitchen is designed for both style and function with a tile backsplash, pendant lighting, huge corner pantry with custom shelving, real wood drawers, and soft-close drawers and cabinet doors. The main floor also features two spacious bedrooms and a full 4-piece bathroom, while the private upper-level primary retreat offers a generous 14'9" x 11'10" bedroom, walk-in closet with custom shelving and cubbies, and a 4-piece ensuite. Built with today's technology and efficiency in mind, this home has, Cat5 and coax wiring to the living room and primary bedroom, hot water on demand, a high-efficiency furnace, Low-E argon-filled double-pane windows, and durable IKO lifetime fiberglass shingles and fiberoptic internet is available! The 22' x 24' attached garage is insulated, drywalled, and fire-taped, while the unfinished basement provides room to expand with the potential for two additional bedrooms, a full bathroom, and a large family room. Enjoy peaceful views with no rear neighbours as the home backs onto greenspace and storm pond.. Bridgewater offers numerous parks, scenic walking trails, an award-winning K-8 school, and the convenience of low County taxes, making this an

exceptional opportunity for families and first-time buyers alike. Sample pictures and 3D tour are from a previous build.