

# \$324,900 - D, 11201 95 Street, Clairmont

MLS® #A2231308

**\$324,900**

4 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.07 Acres

NONE, Clairmont, Alberta

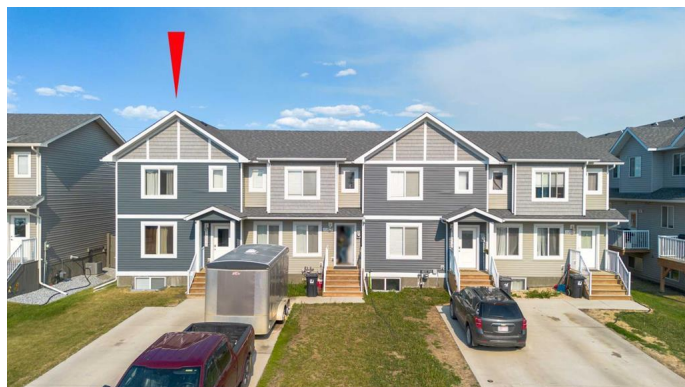
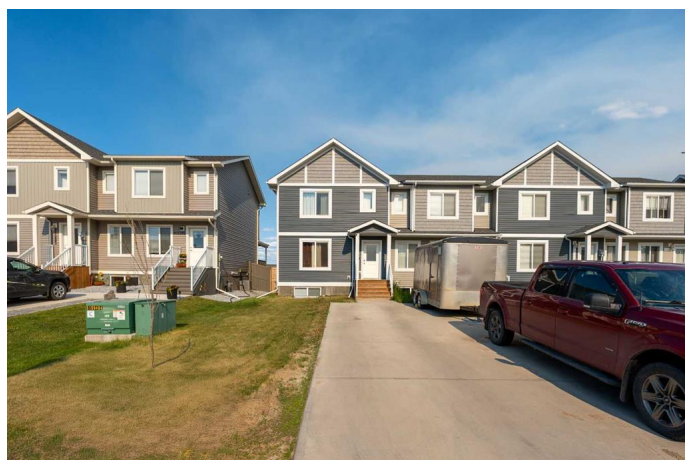
Welcome to this spacious and stylish 4-bedroom, 2.5-bathroom 2-storey end-unit home located in the welcoming community of Clairmont. This bright and airy home features a functional open-concept layout filled with natural light thanks to large windows throughout. The contemporary kitchen is equipped with stainless steel appliances, sleek soft-close white cabinets, and a convenient eat-up barâ€”perfect for quick meals or social gatherings. Step out from the kitchen to a private deck and a generously sized backyard, ideal for summer BBQs or kids at play. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, while the fully developed basement offers a cozy rec room, a fourth bedroom, a modern 3-piece bath with a beautifully tiled shower, and a laundry area. As an end unit, this property enjoys extra outdoor space and the benefit of only one shared wall. Located close to a K-8 school, skate park, playgrounds, and walking trails, and just 5 minutes from the Clairmont Industrial Park with all essential amenities nearby, this home also comes with no condo fees and low county taxes of only \$153.75/monthâ€”making it an exceptional opportunity you wonâ€™t want to miss!

Built in 2019

## Essential Information

MLS® #

A2231308



Price	\$324,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,064
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	D, 11201 95 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X5C8

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	65
Zoning	MDR

## Listing Details

Listing Office	RE/MAX Grande Prairie
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