



GRASSROOTS
REALTY GROUP

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526 50A Avenue W
Claresholm, Alberta

MLS # A2225098



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-maintained and upgraded bi-level home, ideally situated on a large, irregularly shaped lot with convenient back alley access. From the moment you step inside, you'll appreciate the bright and open main floor featuring a spacious living room with large south-facing windows and a cozy wood-burning fireplace as the focal point. The open-concept layout flows seamlessly into the kitchen and dining area, perfect for everyday living and entertaining. The kitchen offers plenty of space with oak cabinetry, an eat-up counter, and a lovely view of the backyard. Step through the garden doors from the dining room onto your expansive back deck, complete with a pergola for shade—ideal for relaxing or summer gatherings. The main floor also includes a beautifully updated 4-piece bathroom and three comfortable bedrooms, including the primary suite with its own private 3-piece ensuite. Downstairs, the partially finished basement provides a fantastic opportunity to create additional living space, with a family room, 3-piece bathroom, storage room, and plenty of room to add extra bedrooms if needed. Outside, the fully fenced backyard is a dream for those needing space—whether it's for kids, pets, toys, or RVs. You'll also love the large detached garage, in floor heat with a sump—perfect for working year-round. Located not far from the Lions Park and within easy walking distance to downtown amenities and local schools, this home combines comfort, convenience, and potential.