



GRASSROOTS
REALTY GROUP

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110 51 Avenue W
Claresholm, Alberta

MLS # A2228055



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler, Hot Water
Floors:	Hardwood, Linoleum
Roof:	Clay Tile
Basement:	Finished, Full, Suite
Exterior:	Cement Fiber Board
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Stove x 2, Fridge x 2, microwave x 2, washer x 2, dryer x 2, shed, garage green cabinet

Welcome to this charming and versatile home in the heart of Claresholm, Alberta — perfect for first-time buyers or savvy investors! This beautifully updated property features a bright main level with one spacious bedroom and one den/office plus a full bathroom, plus a “illegal suite or non-approved” basement suite offering an additional two bedrooms and one bathroom — ideal for extended family or potential rental income. The generous yard is a true highlight, complete with a large deck for entertaining, a big garage, and a handy shed for extra storage. Enjoy the convenience of two full sets of appliances — that’s 2 stoves, 2 fridges, 2 microwaves, 2 dishwashers, 2 washers, and 2 dryers — all included! Originally built in 1952, the house was relocated in 2006 and thoughtfully renovated in 2008 to combine vintage charm with modern updates. Immediate possession is available and flexible. Don’t miss this rare opportunity to own a move-in ready home with so much potential in a friendly and welcoming community!