



GRASSROOTS
REALTY GROUP

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**5011 Second Street W
Claresholm, Alberta**

MLS # A2230041



\$318,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	960 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Sid		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Concrete, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco

Foundation: Wood

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: N/A

NOW ONLY \$318,500 – Fantastic Opportunity in Claresholm! This well maintained 3 bedroom, 2 bathroom half duplex is a smart choice for downsizers, first-time buyers, or investors alike. The main floor has been tastefully updated and offers a bright, functional layout. One of the bedrooms opens onto a private deck, an ideal spot to enjoy your morning coffee or unwind in peace. The basement is partially finished, offering flexible space for a home office, gym, or future development. An oversized single garage provides ample space for parking plus extra storage, tools, or a small workshop. With a low-maintenance yard and a great location just steps from downtown, parks, and amenities, this move-in ready home delivers comfort, convenience, and value! A great opportunity and smart choice you do not want to miss!