



GRASSROOTS
REALTY GROUP

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344 50A Avenue W
Claresholm, Alberta

MLS # A2231726



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Side, On Street, Single Car		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas
Floors:	Hardwood, Laminate
Roof:	Fiberglass
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, Recessed Lighting, Separate Entrance, Storage

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

Inclusions: None

Welcome to this beautifully landscaped bungalow on a large corner lot in Claresholm. The bright and spacious property offers a functional layout with vinyl plank floors and plenty of natural light. The main level features an oversized primary, a second generous bedroom, and a large 4-piece bathroom. The living room is very inviting with a fireplace as the centre piece. Your kitchen and dining area feel very open and the sliding patio door in the four seasons sunroom provides access to your large deck and stunning backyard! The fully finished basement includes a large living area, two additional bedrooms, and another full 4-piece bathroom. The attached single garage has lots of room for your vehicle plus storage! This home truly has something for everyone!