



GRASSROOTS
REALTY GROUP

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113 48 Avenue W
Claresholm, Alberta

MLS # A2240177



\$229,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,295 sq.ft.	Age:	1930 (95 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage		

Inclusions: Fridge, stove, washer, dryer, all inclusions as is, where is.

Looking to own a great legacy home in Claresholm? Welcome to 113 48 Ave W! This 2 story home is perfect for those looking for a fun project. The main floor features a huge family room, a living room, and a big dining room. The kitchen is complete with an island and plenty of room for nightly cooking. Laundry can be found on this level as well as a 3pc bathroom. Upstairs has all three bedrooms including a sizable primary bedroom. The home also has all the original hardwood flooring on both the main and second level. Outside you have a huge yard and a detached single garage. This home has tons of possibilities and once renovated, it will be the talk of the town! Contact your favourite REALTOR® today!