



**GRASSROOTS**  
REALTY GROUP

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**46 Westlynn Drive  
Claresholm, Alberta**

**MLS # A2241378**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	9079.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** ALL Appliances are being included "as-is"

Welcome to this incredible property in one of the most desirable locations in Claresholm. Sitting on a 9,079 square foot lot that backs directly onto a beautiful park, this property gives you more outdoor space and privacy than most homes in town. From your backyard, you have easy access to walking paths and a playground, making it perfect for families, pet owners, or anyone who enjoys having green space right outside their door. The home offers over 1,800 square feet of developed living space with five bedrooms and two and a half bathrooms, providing plenty of flexibility for family living, guest rooms, or home offices. The main floor includes a bright living room with large windows, a separate dining area, and a functional kitchen overlooking the backyard. The upper level features four bedrooms and two full bathrooms, giving everyone their own space. A double attached garage offers convenience and extra storage, while the undeveloped basement provides a blank canvas for future development. Originally built in 1976, this home offers great bones and incredible potential for renovating or developing something new. Homes with an exceptional lot and location like this rarely come to market!