



GRASSROOTS
REALTY GROUP

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313 52 Avenue E
Claresholm, Alberta

MLS # A2246303



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This spacious and welcoming home offers 2 bedrooms on the main floor and 3 in the mostly developed basement, all complemented by stylish modern updates. The large front living room features a north-facing picture window, vaulted tongue-and-groove ceiling, and rustic laminate flooring, creating a warm and inviting atmosphere. The generous dining area flows into the kitchen, complete with stainless appliances—including double ovens—updated countertops, and an over-the-sink window with a lovely view of the backyard. The main floor also includes two well-sized bedrooms and a tastefully updated 4-piece bathroom. Downstairs, you’ll find three additional bedrooms, a cozy family room with a charming reading nook under the stairs, and custom built-in storage. A large utility room houses the laundry area, along with a 3-piece bathroom. The low-maintenance yard features gravel and concrete, with back alley access to an oversized double garage/man cave, heated by propane. This move-in-ready home has seen numerous updates, including furnace, hot water tank, air conditioning, most windows and doors, and much more. All that’s left is for you to add your personal touch and make it your own.