



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

351 49 Avenue W
Claresholm, Alberta

MLS # A2248100

\$419,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Pride of ownership shines in this beautifully maintained 3+2 bedroom bungalow that is truly move-in ready. With numerous updates throughout—including windows, flooring, a covered deck, and more—this home offers comfort and peace of mind the moment you walk in the door. The main floor features an open concept with a spacious living room with a large picture window, a welcoming dining area complete with a built-in china cupboard, and a bright kitchen with views of the backyard, a gas range, ample counter space, and a functional eat up island. Three bedrooms on the main level include a generous primary with oversized closet, all complemented by an updated 4-piece bathroom. Downstairs, the fully developed basement offers even more space to enjoy with a large family room, a recreation room with cozy fireplace, two oversized bedrooms, plenty of storage, and a 3-piece bath. The outdoor space is equally impressive. The manicured yard boasts rock accents in the front, and in the back you’ll find an oversized covered deck, mature trees, a treehouse, firepit area, and even a garden plot. A double detached heated garage, RV parking, and back/side alley access complete the package. Set on a mature street within walking distance to shopping, parks, and walking paths, this home is the perfect blend of comfort, updates, and location. Come discover it for yourself today!