



GRASSROOTS
REALTY GROUP

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5323 2A Street E
Claresholm, Alberta

MLS # A2248897



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lawn, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), French Door, Open Floorplan, Wood Counters		

Inclusions: Storage shelving downstairs

For more information, please click the "More Information" button. Space, comfort, and room to play. Just steps from Patterson Park, this beautifully maintained 3+ bedroom, 2-bath Claresholm property sits on an oversized fenced lot and offers 1,329 sq. ft. on the main floor plus a full undeveloped basement—providing endless room to live, play, and grow. The bright open-concept kitchen, dining, and living space, anchored by a cozy wood-burning fireplace, sets the stage for family gatherings and entertaining friends. The spacious primary suite includes an ensuite with generous closet space and a new tiled shower with glass door, while two additional large bedrooms and a versatile den (or fourth bedroom) offer flexibility for every stage of family life. Recent updates include fresh carpet and durable rigid core vinyl tile that complement the timeless wood floors. Outside, enjoy a 24x30 detached double garage, large paved driveway perfect for vehicles or kids’ chalk art, and a massive fenced backyard ideal for summer play and barbecues. Low-maintenance metal roofs and a quiet street location complete the package, creating a move-in ready property designed for families to settle in and stay.