



**GRASSROOTS**  
REALTY GROUP

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**304 50 Avenue E**  
**Claresholm, Alberta**

**MLS # A2250536**



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking, RV Gated, Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks		

**Inclusions:** rain barrels and water tanks, doorbell camera

**\*\* Reduced! \*\*** Charming 5-Bedroom Family Home on a Corner Lot in Claresholm. Welcome to this spacious 1,303 sq/ft bungalow on a desirable corner lot in Claresholm, AB. With 5 bedrooms, 2 full bathrooms, and a convenient powder room off the primary suite, this home offers functionality and comfort for the whole family. Inside, you'll find a bright and practical layout with plenty of space to spread out. The home boasts tons of storage throughout, perfect for keeping everything organized. The fully fenced yard provides privacy and security, with ample room for kids, pets, or a garden. There's also space for RV parking in addition to the single detached garage. Living in Claresholm comes with incredible benefits—this welcoming community offers excellent schools, healthcare including a full hospital, shopping, restaurants, an indoor pool, arena, curling rink, and a vibrant arts and recreation scene. Outdoor enthusiasts will love the parks, pathways, and nearby lakes, while the town's central location along Highway 2 makes commuting to Calgary or Lethbridge a breeze. If you're searching for a home with plenty of bedrooms, storage, and the perks of small-town living, this Claresholm gem is waiting for you! Check out the virtual tour!