



GRASSROOTS
REALTY GROUP

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523 51 Avenue W
Claresholm, Alberta

MLS # A2251280



\$359,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,456 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Rectangular Lot | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | Public Sewer |
| Roof: | Rolled/Hot Mop | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features: | Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s), Wet Bar, Wood Windows | | |
| Inclusions: | garden shed | | |

Welcome to this solid family home, ready for a new family to make it their own! Conveniently located near schools, this property offers both comfort and functionality. The efficient galley kitchen overlooks the cozy family room and connects to a dining area complete with a handy coffee nook. Sunlight fills the spacious living room, where beautiful hardwood floors flow seamlessly through the kitchen, dining, and hallway. The main floor also features three bedrooms and a full four-piece bathroom. Perfect for gatherings, the large family room on the main level provides plenty of space for entertaining or a spot for the kids to stretch out. Downstairs, you'll find a generous rec room, a three-piece bathroom, laundry/utility area, a bonus craft room, ample storage, and a cold room. Outside, the mature yard offers shade, shelter, and alley access to the single garage. The east-facing deck includes a fenced dog run—ideal for pet owners. Quick possession is available, so don't wait—call today to book your showing!