



GRASSROOTS
REALTY GROUP

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

22 Westrose Avenue
Claresholm, Alberta

MLS # A2263575



\$299,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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Charming Bungalow Near the Golf Course Located just a couple blocks from the beautiful 18-hole golf course, this well-kept bungalow offers a great blend of comfort and potential. The main floor features three bedrooms, updated 4pc main bath, laminate flooring throughout, and a bright, spacious living room with large south-facing windows that fill the home with natural light. The dining area offers plenty of space for family gatherings, while the cute corner kitchen includes room for a breakfast table—perfect for morning coffee or casual meals. Primary bedroom has a 2pc ensuite. Downstairs, the basement is ready for your finishing touches, with a framed-in rec room, laundry area, and storage space—plus room to add additional bedrooms if desired. Outside, you’ll find a generous backyard with a ground-level patio and ample space to create your dream garden or outdoor retreat. Move-in ready with quick possession available—this home is a wonderful opportunity to enjoy small-town living close to the golf course and all local amenities.