



GRASSROOTS
REALTY GROUP

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34 Willow Road W
Claresholm, Alberta

MLS # A2264887



\$269,000

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,320 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, washer , dishwasher , kitchen island , pantry shelf, dryer, window coverings , blinds, Garage control and remote, shed, all attached shelving in garage , AC.

This home is in a fantastic location—nestled beside green space and directly across from a children’s park. It’s just steps from scenic walking paths, a golf course, and a nearby school bus stop, offering both everyday convenience and a vibrant outdoor lifestyle. Inside, the home features a bright, functional layout with 3 bedrooms and 2 bathrooms—all on the main floor. The primary suite includes a 2-piece ensuite, while a 4-piece main bath serves the additional bedrooms. Ideal for single-level living, this home also includes main-floor laundry for added convenience. At the heart of the home is the updated kitchen, which was refreshed in 2022 with newer appliances—including a fridge, stove, and portable dishwasher—and features a stylish kitchen island that provides extra prep space and seating. The kitchen flows seamlessly into a welcoming dining room and a sunlit living room, creating an open and inviting space that’s perfect for everyday living or entertaining. Additional highlights include a single detached garage that is drywalled, insulated, and wired—ideal for parking, storage, or a small workshop. The fully fenced backyard offers privacy and a secure space for children or pets to play. With a new roof completed in 2023 and central air conditioning for year-round comfort, this property offers the perfect balance of comfort, functionality, and location—making it an excellent opportunity for a wide range of buyers.