



GRASSROOTS
REALTY GROUP

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5323 3 Street W
Claresholm, Alberta

MLS # A2265028



\$382,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Soaking Tub, Sump Pump(s)		

Inclusions: Blinds, dishwasher, fridge, stove, washer, dryer, freezer, garage control and remote, central vac and attachments

This spacious, custom-built home is situated on an oversized corner lot and offers 3 bedrooms, 2 bathrooms, and thoughtful accessibility features throughout. A detached garage with an oversized garage door, providing ample space for large vehicles, RVs, or additional storage. The backyard is expansive offering plenty of room for a garden, kids' play structures, RV parking, or outdoor entertaining. With direct alley access, it's both functional and flexible for a variety of uses. Inside, you're welcomed by a bright and inviting living area that sets the tone for the rest of the home. Just down the hall, a generously sized kitchen awaits—featuring custom high-end oak cabinetry, a crisp white backsplash, plenty of counter space, and a large pantry—perfect for the home chef. Step out the back door onto a west-facing deck, ideal for enjoying evening sunsets, hosting guests, or simply relaxing in a quiet, private setting. All three bedrooms are located on the south side of the home. One bedroom includes a walk-in closet and a wheelchair-accessible 3-piece ensuite with a raised jacuzzi tub, offering both comfort and functionality. A second bedroom is perfectly suited as a home office or guest room. The primary suite features a walk-in closet and private access to a beautifully appointed 4-piece bathroom. The undeveloped basement provides excellent potential for future development—whether you envision a family room, additional bedrooms, or a personalized space to meet your needs. It also includes a large storage and laundry area, enhancing both practicality and flexibility. With its smart layout, custom features, generous outdoor space, and room to expand, this home offers the perfect blend of comfort, accessibility, and long-term potential in a highly desirable location.

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