

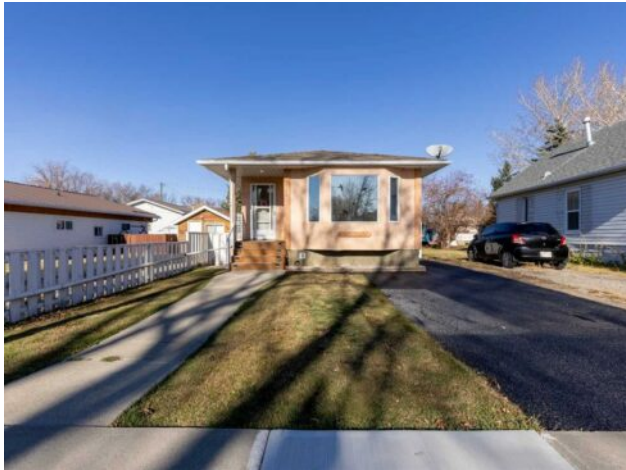


GRASSROOTS
REALTY GROUP

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130 45 Avenue W
Claresholm, Alberta

MLS # A2267655



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave

Welcome to this beautifully cared-for 951 sq ft bungalow, offering a warm and inviting atmosphere throughout. Featuring four bedrooms and two bathrooms, this home provides plenty of space for family living or guests. The layout is bright and functional, with a fully finished lower level that adds additional comfort and flexibility. Step outside to enjoy the covered back deck — perfect for relaxing or entertaining — and appreciate the convenience of a heated garage for year-round use. Situated in a great location close to schools, parks, and everyday amenities, this property has been well taken care of and is ready for new owners to move right in.