



GRASSROOTS
REALTY GROUP

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512 52 Avenue W
Claresholm, Alberta

MLS # A2271085



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	N/A
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This beautifully cared-for 3 bedroom, 2 bathroom bungalow blends comfort, charm, and modern upgrades. Enjoy a bright, natural layout with vinyl flooring, warm wood accents, and generous bedroom sizes. The kitchen features a built-in breakfast bar and stainless steel appliances, while the developed basement offers abundant storage and additional living space. Situated on a spacious, fenced lot with mature trees, berry bushes, and garden space, the outdoor area is pleasant and functional. A heated, oversized double detached garage adds year-round convenience. With upgraded mechanicals including hot water on demand and furnace, plus a new roof completed last year, this home is truly move-in ready. Located steps from schools, parks, and amenities, this is an opportunity not to be missed.