



**GRASSROOTS**  
REALTY GROUP

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

211 52 Avenue E  
Claresholm, Alberta

MLS # A2275103



**\$170,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	716 sq.ft.	Age:	1915 (110 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	No Animal Home, Vinyl Windows		

**Inclusions:** Garden shed

Looking for an affordable place to live in Claresholm? This one bedroom character home fits the bill. There have been updates over the years to the windows, doors, electrical, siding and roof. The living room/dining area has large windows making it a bright and welcoming space. The kitchen features a gas stove and more cupboards than you would expect in home this size. The full size, unfinished basement is a good place for storage and the lot is fenced with a large parking pad along the side of the house. Alley access through a large gate to the back yard gives you room to park your RV back there as well. Room for a garden and there is a garden shed included. Book a showing and see if this property will work for you.