



119 47 Avenue W  
Claresholm, Alberta

MLS # A2277385



**\$264,495**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Charming Character home on a spacious lot in Claresholm! This 1.5-storey detached home features 3 bedrooms and 1 bathroom—ideal for first-time buyers or those looking to downsize. Recent upgrades include a NEW furnace and NEW hot water tank for added comfort and efficiency. The large yard is a gardener’s dream with raspberries, gooseberries, cherries, maples, lilacs, clematis, horseradish, garlic chives, and asparagus already established. Enjoy small-town living with room to grow, space for a future garage, and plenty of potential to make this property your own!