



**GRASSROOTS**  
REALTY GROUP

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

119 47 Street W  
Claresholm, Alberta

MLS # A2277385



**\$267,500**

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

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Block, Other, Poured Concrete	Utilities:	-
Features:	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!