



4810 4 Street E
Claresholm, Alberta

MLS # A2294825



\$423,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Blinds and window coverings, fridge, stove, OTR microwave, washer, dryer, garage control and remote, white counters in the laundry bsmt area, white cabinet at the north side door for storage and coats. AC (As is : see remarks)

If you love breathtaking sunrises, this home is sure to impress. The backyards view is open farmland with no rear neighbors, you'll enjoy peaceful views, added privacy, and stunning morning light right from your backyard or enclosed sunroom. This immaculate, move-in ready bungalow has been exceptionally well maintained, offering a perfect blend of comfort, style, and functionality from the moment you step inside. The front entry welcomes you into a warm and inviting space. To the right, the living room features a large window with Peka roll shutters and mature landscaping, creating a cozy and private retreat. Just beyond, the dining area provides an ideal setting for hosting family and friends. Off the dining space, patio doors open to a covered, enclosed, south-facing sunroom—perfect for relaxing and enjoying natural light year-round. The adjacent kitchen has been beautifully renovated with upgraded appliances, modern fixtures, a stylish backsplash, and durable Corian countertops. The cabinetry has been professionally refinished, blending both elegance and practicality. The main level features upgraded engineered hardwood flooring, known for its durability and timeless appeal. All three bedrooms are generously sized and offer ample closet space. The recently renovated 4-piece Dual access bathroom—accessible from both the primary bedroom and the hallway—adds a spa-like touch. Downstairs, the bright and spacious lower level offers a large family room, laundry area, and flexible space for a home gym or additional living area. There is also plenty of storage, including a vented cold room, along with a convenient 3-piece bathroom. This level can easily be customized to suit your needs. Outside, the property continues to impress with a durable metal roof, single garage, fully fenced yard with

new fencing, paved RV parking, and back alley access. The beautifully landscaped yard features mature trees, shrubs, and vibrant flowers—perfect for enjoying the warmer months. Air conditioning adds to the home’s overall comfort. Over the years, numerous upgrades have been completed, including windows, roof, doors, baseboards, paint and interior doors—providing peace of mind for years to come. Located in the friendly community of Claresholm, this home offers small-town charm with convenient amenities, great schools, and easy access to Highway 2 for commuting to Lethbridge or Calgary—perfect for a peaceful lifestyle with everyday convenience.