



5327 3A Street W
Claresholm, Alberta

MLS # A2297135



\$435,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 971 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Of | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Street | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, No Smoking Home | | |

Inclusions: Shed, Play Structure, Hot Tub, Mobile Kitchen Island, Electronic Fireplace, Window Coverings

This beautifully updated bi-level offers 5 bedrooms and 2 full bathrooms in a quiet, family friendly Claresholm location. Claresholm is valued for its affordability, strong sense of community, and direct Highway 2 access, offering small-town living with convenient travel to both Lethbridge and Calgary. The main level features a bright, modernized kitchen, open dining, and an inviting living space, perfect for everyday living and entertaining along with 2 bedrooms and a full bathroom. Downstairs, you’ll find 3 additional bedrooms, a second full bathroom, and a spacious rec room, providing excellent flexibility for family, guests, or extra living space. Enjoy year-round comfort with two furnaces and separate thermostats for the main floor and basement, allowing for efficient, customized climate control. Step outside to a large, fully usable yard designed for entertaining, featuring a hot tub and a secondary deck under a pergola, along with a large shed and playstructure. The double detached garage is insulated and heated which is a major advantage for Alberta winters and if that's not enough the property also offers ample RV parking. Updated, spacious, and loaded with practical upgrades, this is a standout opportunity you don't want to miss.