



112 43 Avenue W  
Claresholm, Alberta

MLS # A2273845



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,216 sq.ft.	<b>Age:</b>	1922 (104 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Concrete Driveway, Covered, Double Garage Attached, Fro		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Irregular Lot		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Quartz Counters, See Remarks		

**Inclusions:** Fridge, stove, hood fan, dishwasher, microwave, washer, dryer, bsmt fridge, bsmt freezer, central vac and attachments ( as Is )- the carpet attachment and hose may not work), garage heater, blinds and window coverings, garage control and remote.

.....BELOW APPRAISED VALUE !!! **MOTIVATED SELLER !!!!!!!** Looking for space? This home is perfect for you and your family! Situated on a large 9,630 sq. ft. lot, this property offers a rare combination of size and functionality. The home features approximately 3,243 sq. ft. of living space and a spacious 734 sq. ft. heated garage. This extremely well-built and well-maintained, fully developed 4-bedroom, 3-bathroom home is designed for comfort and convenience. As you arrive, you're welcomed by a covered carport that provides direct access to the oversized heated garage. From there, you can enter through the mudroom hallway and storage area or through the front door into a large, inviting foyer. The main floor offers flexible living options, including an office or main-floor bedroom, a bright and spacious living and dining area, a 4-piece bathroom, and an upgraded kitchen with a dining area featuring custom oak cabinets, some upgraded appliances and quartz countertops. Upstairs, you'll find another 4-piece bathroom, a cozy living area or den, and two large bedrooms. The fully developed basement includes a large bedroom, a spacious living area, a combined laundry and 3-piece bathroom, a storage room complete with a deep freeze and extra fridge, and a cold room. Step outside to a fully fenced backyard with well-maintained landscaping and plenty of concrete deck space—perfect for creating an outdoor living area. The front of the home features low-maintenance shrubs and landscape rock for easy upkeep. Additional highlights include a durable metal roof, majority of windows replaced, and new Navien tankless boiler recently installed (Oct 2025 ). This home features generous living space throughout, this property offers incredible versatility. The layout allows for a variety of potential uses, including a daycare, group home,

room rentals. Move-in ready with immediate possession available.