



**4889 7th Street W
Claresholm, Alberta**

MLS # A2280289



\$627,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: none

Would you love a house that is just so beautiful already? No renovating needed. On trend interior design. All the things on your check list. Welcome to 4889 7 St. W. in Claresholm, the town close to city and nature. The main floor is open and airy but also has those tucked away spaces you need like a mudroom, office space, powder room and a perfect pantry. The electric fireplace has fun ambiance settings. On the second level you can let the kids live and romp. The family room is not a dark cavern like some homes, but a bright and engaging space. 3 bedrooms total on the second level with primary ensuite and additional 4 piece bathroom. The basement is a highlight because of the extra HIGH ceilings! It is already drywalled and plumbed for a bathroom if you want to finish for even more living space. The utility room is already closed off and there are two egress windows. The back yard is ready for easy care living. Trek decking so no splinters for little's feet. Great concrete patio as well as lawn space and it is all fenced. This is a sought after neighbourhood close to the edge of town. Please don't wait to live in a house you love. Call your REALTOR® and book a showing.