



341 50 Avenue W
Claresholm, Alberta

MLS # A2289549



\$220,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1905 (121 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Carport, Concrete Driveway, Front Drive, Ga		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Lawn, Level, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Aluminum Siding	Zoning:	Residential
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Roll Shutter, Firepit, and remaining fire wood for fire pit. WOOD BURNING FIREPLACE IN GARAGE

Built in 1905 and lovingly cared for by its owners over the decades, this charming starter home is ready to welcome its next family. At 121 years old, it carries timeless character while offering a host of modern updates that make it truly move-in ready. The most recent owners have thoughtfully upgraded the kitchen, bathroom, and flooring, and added attractive built-in features throughout. Major mechanical updates include a newer hot water tank, high-efficiency furnace, new electrical panel, and updated wiring throughout the property. The home also features a durable metal roof and roll shutters, providing added security when away and keeping the home cool during summer months. The property offers excellent parking and storage options, including a front driveway with carport and rear lane access leading to an oversized 16x26 single garage with additional space for a second vehicle. A 10x22.5-foot three-season sunroom at the back of the home adds versatile living space to enjoy throughout much of the year. Seller did allot to this home over the years, included in supplements is an energy efficiency report as well as information on overall improvement in the homes energy usage. sellers indicate after all work done there gas and electricity bills were around \$100.00 each last Dec-Jan. Sitting on a generous 50x140-foot lot — totaling 7,000 square feet — this property presents exciting potential for those with an eye for investment or future development. Call your favorite REALTOR® today and see it for yourself!