



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

311 47 Avenue W
Claresholm, Alberta

MLS # A2295822



\$250,000

| | | | |
|------------------|-------------------------------|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,410 sq.ft. | Age: | 1905 (121 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, RV Access/Parking | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---------------------------------|-------------------|------------------|
| Heating: | Boiler, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | Residential - R1 |
| Foundation: | Block, Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, See Remarks | | |

Inclusions: N/A

If you're tired of the same old cookie-cutter houses, this soulful 3-bedroom, 2-bathroom home is a total breath of fresh air. It's a creative blend of rustic warmth and industrial cool, featuring reclaimed wood walls, custom metal accents, and personality-packed details like chalkboard cabinets and a cozy reading loft. The heart of the home is the massive butcher-block kitchen island—the ultimate spot for Sunday morning breakfasts or just hanging out. The character continues outside, where you'll find a front deck, several raised flower beds, and a large rear deck positioned right over a handy, garage-sized cold storage space. Parking is never an issue here, thanks to three dedicated pads: one in the rear and two in the front, offering plenty of room for both your daily vehicle and your RV. Inside, a partially finished lower level is waiting for your special touch to truly bring it to life. More than just a house, this is a spacious, one-of-a-kind retreat perfect for a family with an artistic side.