



GRASSROOTS
REALTY GROUP

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5327 3A Street W
Claresholm, Alberta

MLS # A2297135



\$424,900

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		

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.