



GRASSROOTS
REALTY GROUP

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422 50TH AVE EAST Avenue E
Claresholm, Alberta

MLS # A2301965



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	655 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Single Family
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Sump Pump(s), Tile Counters		

Inclusions: FURNITURE IF DESIRED

Welcome home to Claresholm, where you get all the modern conveniences wrapped in that unmistakable small-town charm. Nestled on a quiet, established street lined with beautiful mature trees, this home feels like a sanctuary from the moment you pull up. Whether you're a hobbyist or just need the extra space, you'll love having two garages—an attached one for easy access and a detached shop perfect for your weekend projects. Inside, the home is designed for comfort through every season. A large awning keeps the sun-drenched living room cool in the summer, while the covered back patio is the ultimate spot for a shady afternoon tea or a BBQ with neighbors. With extra rooms and a convenient downstairs washroom, there's plenty of space to host family and friends comfortably. This is more than just a house; it's a place to plant roots and join a wonderful community. Come see why life is better in Claresholm—reach out to your favorite Realtor today to take a look!