



236 50 Avenue E
Claresholm, Alberta

MLS # A2303805



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,290 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	Hot Tub		

Welcome to a truly unique architectural find. Originally built in 1959 this 4-level split was relocated to a new, energy-efficient ICF foundation in 2021, then underwent an extensive top-to-bottom renovation. The result — elegance and peace of mind thanks to the modern construction and mechanicals. The main level features a stunning kitchen transformation complete with an extended peninsula, premium quartz counters, and matching full-height back splash, while the living area is anchored by a sleek new fireplace and elegant designer tones. The “mezzanine” level layout offers a sense of scale rarely seen - a unique central hallway overlooks the rec room below with its soaring 11-foot ceiling, creating a dramatic “gallery effect” that floods the home with natural light. The lower level benefits from the home’s elevated design, featuring two full-height bedrooms, each with an ensuite bathroom. Every corner of this 2400+ SF finished living space showcases meticulous craftsmanship, including a dedicated home office/craft room with custom built-ins, triple-glazed windows, and a high-efficiency Lennox furnace. The oversized lot is nicely landscaped with raised garden beds, fruit trees, and a pre-poured concrete parking slab for a potential second garage. The attached front-drive garage is a hobbyist’s dream, featuring a 20-foot workbench and mezzanine storage. This home showcases a thoughtful, custom renovation on a rare, oversized lot. Schedule your private tour today to experience this incredible home in person!