



GRASSROOTS
REALTY GROUP

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234 49 Ave E
Claresholm, Alberta

MLS # A2305039



\$298,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,669 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Central	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, Refridgerator, OTR microwave, dishwasher, washer/ dryer (All sold as is - Estate Sale)

This home offers a well-planned main-floor layout that combines comfort and practicality, with an efficient design that enhances flow and everyday living. It features three spacious bedrooms and two full bathrooms, providing an ideal mix of open living areas and private spaces. Upon entry, you're welcomed into a bright, open-concept living and dining area—perfect for both entertaining and relaxing. The kitchen is well-lit and includes an island, adding extra prep space and casual seating. Adjacent to the kitchen is an oversized mechanical and laundry room, complete with a convenient mop sink. The home includes three well-sized bedrooms, a 4-piece main bathroom, and a comfortable primary suite. The primary bedroom boasts a bright 5-piece ensuite with a corner soaker tub, shower and a large walk-in closet, offering a private retreat. New flooring, fresh paint, and finishing touches are needed throughout, presenting a fantastic opportunity to customize and add value. The basement remains undeveloped and is ready for future expansion, requiring a concrete floor and offering excellent potential for additional living space. There is also an option to add a separate entrance, allowing for the possibility of a suite, subject to local regulations. Situated on a generous 11,000 sq. ft. lot, the property includes a single garage and two storage sheds, providing ample space for parking, storage, or future projects. The yard features mature trees, shrubs, and a large vegetable garden. Some MLS photos have been virtually staged to illustrate the home's potential. Located in Claresholm, this property offers small-town living with convenient access to local amenities, services, and Highway 2.