



GRASSROOTS
REALTY GROUP

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367 47 Avenue W
Claresholm, Alberta

MLS # A2315321



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	None		

Fully Renovated Bungalow & Effortless One-Level Living! Move right in and enjoy the comfort, convenience, and peace of mind of this beautifully renovated home. Designed for easy one-level living, this property is an ideal choice for retirees, empty nesters, grandparents, professionals, or a small family looking for a low-maintenance lifestyle without compromising on quality or style. The bright open-concept layout offers 2 spacious bedrooms plus a dedicated home office—perfect for working from home, hobbies, or welcoming visiting grandchildren. Extensive renovations inside and out mean there's virtually nothing left to do. Major upgrades include new flooring, walls, insulation, electrical, plumbing, windows, lighting, kitchen, bathrooms, stucco exterior, deck, portions of the roof, and a new electrical panel, providing years of worry-free ownership. At the heart of the home is a stunning new kitchen featuring a large island that's perfect for entertaining, preparing meals, or simply gathering with family and friends. Additional features include air conditioning, convenient main-floor laundry, beautifully updated bathrooms including a private ensuite, and excellent storage with both a crawlspace and a 6-foot-high cold storage basement beneath the rear of the home. Located on a quiet street less than a block from the park and spray park, this home offers a wonderful setting for morning walks, visiting grandchildren, or simply enjoying the neighbourhood. If you're looking for a stylish, move-in-ready home with the ease of single-level living, this one deserves a closer look.