



GRASSROOTS
REALTY GROUP

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517 55 Avenue W
Claresholm, Alberta

MLS # A2316585



\$342,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Rear Drive, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: n/a

Loads of sunshine enhance this welcoming 3-bedroom, 2-bathroom family home, ideally located across from Willow Creek Composite High School in the charming town of Claresholm. Offering a wonderful combination of comfort, functionality, and value, this property is perfect for families, retirees, or anyone looking to enjoy an affordable Alberta lifestyle without sacrificing convenience. Inside, you'll find a bright and spacious living room filled with natural light, a functional galley kitchen, and a formal dining room ideal for family meals and entertaining. Patio doors lead to a private, south-facing backyard that enjoys abundant sunshine throughout the day—perfect for gardening, relaxing on warm summer evenings, or hosting family barbecues. The open staircase leads to additional family and games areas, providing flexible space for recreation, hobbies, a home office, or growing families. A convenient 3-piece bathroom with shower and an abundance of storage complete the home's practical layout. The garage offers plenty of space for parking, storage, and projects. There's also ample room for RV parking, making it easy to accommodate all your vehicles and recreational toys. Living in the town of Claresholm means enjoying the benefits of small-town Alberta living with all the essentials close at hand. Schools, parks, shopping, healthcare services, restaurants, and recreation facilities are all within easy reach. Residents appreciate the town's friendly atmosphere, relaxed pace, and convenient location along Highway 2, offering straightforward access to Calgary and Lethbridge. One of Claresholm's greatest attractions is its affordability. Buyers can enjoy more home, larger lots, and an exceptional quality of life compared to many larger cities, making it an excellent choice for first-time buyers, families, and retirees alike. Solid comfort, exceptional convenience, and a

sun-filled south-facing backyard await in this welcoming Claresholm home. Don't miss your opportunity to make this property your next home! Please note some photographs have been digitally enhanced and may depict rooms with furniture virtually removed to better illustrate the property's layout and space.