



GRASSROOTS

REALTY GROUP

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**4813 4 Street W
Claresholm, Alberta**

MLS # A2317278



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,867 sq.ft.	Age:	1943 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Many Trees, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer/ Dryer, Window Coverings and Blinds, Garage Control and Remote, Shed, Furnace in Garage, Attached Shelving in Garage, Central Vac and Attachments, Garburator.

Rare Opportunity to Own Nearly Half an Acre In Town ! Welcome to your own slice of heaven—a spacious 3-bedroom, (potential to add an 4th bedroom in basement) 2-bath split- level home offering approximately 2,200 sq ft of living space on an impressive 0.48-acre lot, complete with the convenience of town water and sewer —a rare find within town limits. The original part of home was built in approximately 1946 , in the 1990s an addition was added. Step up to the covered front deck and enter into a bright foyer that opens into a sun-filled living room with beautiful hardwood floors. Just off the living area is the renovated kitchen, featuring quartz countertops, upgraded appliances, modern fixtures and hardware, a center island, tile backsplash, and a large walk-in pantry—a perfect blend of style and functionality. The dining area is bathed in natural light and flows seamlessly into two versatile den/office/workspace areas, ideal for remote work or hobbies. Main-floor laundry adds extra convenience, and there’s easy access to the private backyard patio, making indoor-outdoor living a breeze. Also on the main level is a comfortable bedroom and a 3- piece bathroom. Upstairs, you'll find a spacious primary bedroom, a second bedroom, and a beautifully updated 4-piece bathroom complete with a relaxing jetted tub. The lower level offers a generous 480 sq ft recreation room with a cozy gas fireplace—perfect for movie nights, game days, or family gatherings. This level also presents the opportunity to add a fourth bedroom, if desired. Outside, enjoy the oversized 31' x 23' double garage, which is heated, insulated, and drywalled—great for parking, storage, or a workshop. The expansive yard features a large garden area, underground sprinklers, and plenty of space for kids, pets, or backyard projects. The back patio retreat is complete with

privacy screens and surrounded by perennial plants, creating a peaceful and private space to relax or entertain—truly your own slice of heaven right in town. Don't miss this rare in-town property that combines space, privacy, modern comforts, and municipal convenience—all in an unbeatable location!