



GRASSROOTS
REALTY GROUP

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5404 5th Street W
Claresholm, Alberta

MLS # A2321986



\$379,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Attached Carport, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer/ dryer, fridge, dishwasher, desk (in basement), counter island (in basement), Basement bedroom storage cabinets, AC, stove, shed, Large white board in basement, shelving in downstairs bathroom, Standup freezer in carport

An amazing home for families, couples, or a single owner looking for comfort, character, and flexibility. This charming mid-century modern bungalow blends timeless craftsmanship, character, and thoughtful updates throughout. Offering 4 bedrooms and 2 bathrooms, the home features three bright main-floor bedrooms and a galley-style kitchen that combines modern rustic appeal with classic functionality. Updated cabinetry, glass tile accents, and a built-in magnetic knife rail create a stylish yet practical workspace. The spacious living room is highlighted by a large west-facing picture window that fills the home with natural light. The semi-open main-floor layout flows into the dining area and covered deck, creating an inviting space for everyday living and entertaining. The main bathroom features a deep soaker jet tub, while the basement's two-piece bath offers potential for a future shower. A separate side entrance leads to the fully finished basement, where a cozy gas fireplace, barn wood accents, custom filigreed doors, and updated flooring create a warm country-inspired atmosphere. The spacious family room features a large corner desk, ideal for working or studying from home. A generous 19' x 11' bedroom includes a dedicated video-chat room and storage cabinets, offering exceptional flexibility for a home office, hobby room, fitness area, workshop, or guest space. The lower level also includes a combined laundry and utility room. Major recent upgrades include a high-efficiency furnace (2025), hot water on demand, and central air conditioning (2025), providing year-round comfort and energy efficiency. Outside, the fully fenced yard is designed for both people and pets, featuring a unique pet viewing window, mature landscaping, fruit trees, lilacs, and plenty of room to play. A carport provides sheltered parking, while 8-foot swinging gates with built-in

pet viewing panels open to the back alley, offering excellent access for RV parking, trailers, or larger vehicles. A storage shed adds practical storage space, while the private outdoor retreat includes a covered 8' x 8' deck and eco-friendly patio—perfect for relaxing, gardening, or entertaining. The spacious lot offers potential room for a future garage (subject to Town approval), a large garden, or additional outdoor living space. Ideally located near the schools, Agriplex and just minutes from shopping, healthcare, golf, restaurants, and walking trails, this property offers small-town living with convenient access to Highway 2, Calgary, Lethbridge, and the outdoor recreation opportunities of the Crowsnest Pass. A truly unique property offering character, comfort, versatility, and modern efficiency.