



GRASSROOTS

REALTY GROUP

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**318 53rd Avenue E
Claresholm, Alberta**

MLS # A2324088



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,041 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking, Stall		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, microwave, dishwasher, TV (living room attached), Tv (bedroom attached), Central Vac (as is), garage control and remote, electric heater in garage, fridge and freezer (garage), window coverings/blinds

Welcome to this spacious and functional 3-bedroom, 2-bathroom home offering nearly 2,000 sq. ft. of comfortable main-floor living on a large lot. Step inside to a welcoming entry that leads either to the inviting dining room, complete with a cozy wood fireplace, or to the beautifully updated kitchen featuring modern cabinetry, countertops, backsplash, appliances, and a convenient pantry. A convenient 2-piece bathroom is located just off the kitchen. The generous dining area features patio doors that open onto a covered patio giving you access to the backyard, making it ideal for entertaining or relaxing outdoors. The living room flows into the bedroom wing, where you'll find three comfortable bedrooms, a 4-piece bathroom, and a separate laundry room. Down the hall, you'll also enjoy access to a bright sunroom and the attached garage. Beautiful hardwood flooring in the home adds warmth and timeless character. Outside, you'll appreciate the abundance of parking, including the attached garage, drive-through parking, alley access, and plenty of room for RVs, trailers, and additional vehicles. The large yard offers endless possibilities, whether you envision summer evenings around a firepit, a large garden, or simply plenty of space for family and pets to enjoy. With its practical layout, numerous updates, generous living space, ample parking, and expansive lot, this property offers comfort, convenience, and room to enjoy both inside and out.