



GRASSROOTS
REALTY GROUP

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428 57 Avenue W
Claresholm, Alberta

MLS # A2330768



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,212 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Piling(s), See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Looking for easy, low maintenance living with breathtaking prairie sunsets? Welcome to this well located modular home situated on its own lot, complete with a double attached garage and beautiful west facing views overlooking open fields. Ideally located close to the schools, this property offers the perfect blend of convenience and peaceful surroundings. Inside, you'll find a bright, open concept layout where the kitchen flows seamlessly into the living room, creating a welcoming space for everyday living and entertaining. The home features three bedrooms, including a spacious primary suite with a walk-in closet and private 4-piece ensuite. Vinyl plank flooring runs throughout most of the home, while updates including a new furnace in 2025 and a roof replaced in 2023 provide added value and peace of mind. Whether you're a first-time buyer, looking to downsize, or searching for an affordable home with great potential, this property is ready for your personal touch. Move in, make it your own, and enjoy the incredible sunsets from the comfort of home.