



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Westover Crescent W
Claresholm, Alberta

MLS # A2330834



\$284,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,198 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R6
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Own the land with this beautifully updated, move in ready home tucked away on a quiet crescent. Offering the comfort of air conditioning and extensive recent upgrades, this property is ideal for first time buyers, downsizers, or anyone looking for low maintenance living. Step inside to an inviting open concept floor plan featuring vaulted ceilings in the bright living room and a refreshed kitchen complete with quartz countertops, abundant cabinetry, generous prep space, and a spacious dining area enhanced with additional built-in cupboards and counter space. The home offers three bedrooms, including a comfortable primary suite with a walk-in closet and private 4-piece ensuite. Two additional bedrooms are conveniently located near the 4-piece main bathroom, while main floor laundry adds to the home's everyday convenience. Outdoor living is just as impressive with a large covered porch, a screened-in sitting area, and an enclosed porch offering endless possibilities for additional storage, a hobby space, or seasonal enjoyment. A separate storage shed in the backyard provides even more room for your tools and outdoor equipment. Significant improvements completed in early 2024—including a new steel roof, TrimLock skirting, luxury vinyl flooring, fresh paint throughout, updated lighting, replacement closet doors, new exterior door and windows, all new appliances, a water softener, and a hot water tank. The furnace and central air conditioning were installed in 2018, providing added peace of mind. Conveniently located close to the hospital and fire station, this turnkey property offers exceptional value with modern updates and long-term, low-maintenance living. Simply move in and enjoy!