



GRASSROOTS
REALTY GROUP

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335 50 Avenue W
Claresholm, Alberta

MLS # A2331892



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	1920 (106 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step into the charm of this classic Alberta homestead, thoughtfully updated and nestled on a beautiful lot filled with inviting patios, and ample extra parking. Rich in character, warmth & history this unique property offers a welcoming place to call home while providing exceptional flexibility for guests, hobbies, or extended family. Inside, you'll find timeless features including classic parquet hardwood flooring, large picture windows that fill the home with natural light, and a cozy living room perfect for relaxing. The efficient kitchen offers smart design, complete with a convenient pantry to maximize storage and functionality. Upstairs, the spacious primary bedroom features double closets, while the bright open loft provides endless possibilities as a home office, reading nook, artist's studio, or easily a second bedroom. Connecting the home is a spacious breezeway that serves as a sunny dining and lounge area with direct access to both the patio and parking area. It's the perfect spot to enjoy your morning coffee or unwind with a good book while overlooking the yard. Adding even more versatility is a separate living space featuring a bedroom, second kitchen, and shower ideal as an in-law suite (currently non-conforming), private guest accommodations, creative studio, or workshop. This space offers outstanding potential for a variety of uses. The oversized single detached garage and an attached workshop, making it an excellent space for hobbyists, craftspeople, or additional storage. Outside, the thoughtfully designed yard is ready for you to add your touch with plenty of room for a garden. Multiple patios create wonderful spaces for entertaining or simply enjoying the peaceful surroundings. Located in the welcoming community of Claresholm, this charming property offers character, versatility. Just a short walk to downtown. View this home

today.