



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

122 44 Avenue W  
Claresholm, Alberta

MLS # A2334541



**\$173,900**

|           |                                                  |        |                   |
|-----------|--------------------------------------------------|--------|-------------------|
| Division: | NONE                                             |        |                   |
| Type:     | Residential/House                                |        |                   |
| Style:    | Bungalow                                         |        |                   |
| Size:     | 943 sq.ft.                                       | Age:   | 1951 (75 yrs old) |
| Beds:     | 3                                                | Baths: | 1                 |
| Garage:   | Off Street                                       |        |                   |
| Lot Size: | 0.14 Acre                                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Rectangular Lot |        |                   |

|             |                                 |            |                                                       |
|-------------|---------------------------------|------------|-------------------------------------------------------|
| Heating:    | Forced Air, Natural Gas         | Water:     | Public                                                |
| Floors:     | Carpet, Linoleum, Vinyl         | Sewer:     | Public Sewer                                          |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -                                                     |
| Basement:   | Crawl Space                     | LLD:       | -                                                     |
| Exterior:   | Vinyl Siding, Wood Frame        | Zoning:    | R1                                                    |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features:   | Sump Pump(s), Wood Windows      |            |                                                       |

Inclusions: n/a

This 3 bedroom bungalow on the west side of Claresholm is looking an ambitious handyman to make it shine again. It has a large, fenced backyard with a few trees and a large deck. There is a spacious back entry with laundry and access to the crawl space. Here is an opportunity to own a home and make it your own.