



GRASSROOTS
REALTY GROUP

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348 47 Avenue W
Claresholm, Alberta

MLS # A2336121



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,779 sq.ft.	Age:	-
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Front Drive, Off Street, Rear Drive, Workshop in G		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1 - Single Detached Resi
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks		

Inclusions: Suite Appliances - Fridge, Gas Stove

This versatile property offers income potential, multi-generational living and plenty of flexibility, with a 1,247 sq. ft. main home plus a 532 sq. ft. one-bedroom illegal suite with its own separate entrance, spacious living room, four-piece bathroom with a new vanity, and separate yard. The main home features new vinyl plank flooring, a refreshed kitchen with island, new farmhouse style sink and laminate countertops, new blinds, and a comfortable living room with a wood-burning fireplace, sliding barn door separating the living room from the kitchen, and sliding garden doors leading to a new deck. The main-floor four-piece bathroom has seen updates over the past couple of years, including a new vanity, shower tile and toilet. Upstairs are two bedrooms and a two-piece bathroom, while shared laundry is located in the basement. Additional improvements include a hot water tank, plumbing upgrades with shut-off valve, rebuilt furnace, updated wiring including a line to the exterior pole, and newer upper-level windows. Outside, the property offers good curb appeal, ample parking in both the front and rear, and a Quonset style garage/workshop with a gas line already run to the building. Whether you choose to live in the main home and rent the suite, have a parent or family member nearby, rent both spaces, or give the kids their own place while they build some independence, this property provides options that can adapt to your family's needs and future plans.