



GRASSROOTS
REALTY GROUP

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306 47 Avenue W
Claresholm, Alberta

MLS # A2349727

\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	1944 (82 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Le		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Masonite, Mixed, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NA

Welcome to this beautifully updated 2-storey character home at 306, offering the perfect blend of timeless charm and modern comfort. Completely renovated from top to bottom, this 4-bedroom, 2-bathroom residence features brand-new shingles, siding, soffit, water heater, furnace and gutters, along with a fully refinished interior. Enjoy new flooring throughout, a stunning new kitchen, and refreshed bathrooms; all ready for you to move right in. The bright, open kitchen showcases crisp white cabinetry with elegant gold hardware, a stylish geometric tile backsplash, stainless steel appliances, and a spacious layout that flows seamlessly into the dining area with its warm wood table and modern seating. The bathrooms have been thoughtfully updated with contemporary finishes, including a spa-like vanity with gold accents, a beautiful framed mirror, and a comfortable tub/shower combination under a warm wood ceiling. Hardwood-look flooring runs throughout the main living spaces, complemented by fresh white walls, a welcoming entry with classic details, and a striking black staircase leading to the upper level. Character elements shine through in the home's architecture while every surface feels new and inviting. Situated on a generous double corner lot, the property offers excellent outdoor space, including a stylish wooden deck with privacy screening, a practical shed, and an open yard perfect for gardening, entertaining, or simply enjoying the Alberta sunshine. Mature trees and a rock-bordered front walkway add curb appeal to this well-maintained home. Whether you're looking for a family-friendly space or a stylish character home with all the updates already done, this Claresholm gem delivers space, style, and peace of mind. Don't miss the opportunity to own this move-in-ready property on a premier corner lot.

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