

344 50A Avenue W  
Claresholm, Alberta

MLS # A2231726



## \$359,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,140 sq.ft.   | <b>Age:</b>   | 1954 (71 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Garage Faces Side, On Street, Sim |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn         |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Electric, Fireplace(s), Forced Air, Natural Gas              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Laminate   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Fiberglass   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Recessed Lighting, Separate Entrance, Storage |                   |    |

**Inclusions:** None

Welcome to this beautifully landscaped bungalow on a large corner lot in Claresholm. The bright and spacious property offers a functional layout with vinyl plank floors and plenty of natural light. The main level features an oversized primary, a second generous bedroom, and a large 4-piece bathroom. The living room is very inviting with a fireplace as the centre piece. Your kitchen and dining area feel very open and the sliding patio door in the four seasons sunroom provides access to your large deck and stunning backyard! The fully finished basement includes a large living area, two additional bedrooms, and another full 4-piece bathroom. The attached single garage has lots of room for your vehicle plus storage! This home truly has something for everyone!