

4705 3 Street W  
Claresholm, Alberta

MLS # A2261069



## \$299,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to your ideal bungalow! Just a few blocks from downtown, this charming home combines classic character with thoughtful updates. Step inside to a bright and spacious living room highlighted by a large east-facing picture window and stunning original hardwood floors that flow through much of the main level. The renovated kitchen offers plenty of function and style, featuring a center island with sink and an adjoining dining area perfect for family meals or entertaining. Two generously sized bedrooms and a 4-piece bathroom complete the main floor. Conveniently located off the back entrance, the laundry area boasts an abundance of cabinets, folding counters, and space for a stand-up freezer. Downstairs, you'll find a mostly finished basement with plenty of storage, workshop area, a cozy rec room, additional good-sized bedrooms, and an oversized 4-piece bathroom complete with a large tub. Outside, the backyard is full of potential with room for a garden, outdoor toys, or future projects. Side alley access and a single carport add to the functionality of this property. This is a wonderful opportunity to own a well-cared-for home with both charm and possibilities!