



4705 3 Street W
Claresholm, Alberta

MLS # A2261069



\$299,000

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,094 sq.ft. **Age:** 1952 (74 yrs old)

Beds: 3 **Baths:** 2

Garage: Carport, Off Street

Lot Size: 0.17 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: 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!