

640 54 Avenue W
Claresholm, Alberta

MLS # A2281081



\$318,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Gravel Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting		
Inclusions:	Refrigerator in basement		

Welcome home! This recently renovated, move-in-ready bungalow is ideally located in the heart of Claresholm, AB, just blocks from the high school, elementary school, and community center - perfect for families and active lifestyles. South-facing and filled with natural light, the main floor is bright and inviting, featuring a professionally custom-built kitchen, new hardwood flooring, and a beautifully renovated main bathroom. The thoughtfully designed kitchen offers abundant cabinetry and pantry space, a functional work triangle, and stunning Frigidaire appliances with a gas stove. The island makes this space ideal for both everyday living and entertaining family and friends. The home offers three bright bedrooms, including one with a custom Murphy bed, providing flexible use as a guest room or home office. The basement is open and ready for your creative vision, complete with a three-piece bathroom and a separate rear entrance. Outside, you'll appreciate the heated garage (15' x 29') with high ceilings, perfect for a vehicle, storage, and/or a workshop - comfortable year-round. This well-updated home combines comfort, functionality, and an unbeatable central location. A must-see!