

640 54 Avenue W  
Claresholm, Alberta

MLS # A2281081



## \$318,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!