

524 51 Avenue W  
Claresholm, Alberta

MLS # A2283426



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<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, centrally located close to downtown, parks, walking paths, and schools. This well-maintained home features a spacious living room with large south-facing windows that flood the space with natural light. The cute and functional kitchen offers updated cabinetry, countertops, and backsplash, with a sink overlooking the backyard. A movable island and a window opening to the living room enhance the sense of space and flow. The separate dining room is highlighted by a large picture window, perfect for everyday meals or entertaining. Two bedrooms are located on the main floor, including a generously sized primary that easily accommodates a king-size bed. Both bedrooms feature full-height closets for excellent storage. A 3-piece main bathroom with a walk-in shower completes the main level. A rear entrance leads directly to your ground-level patio and fully fenced backyard. Downstairs, the basement offers a nostalgic feel with a family room, games room complete with a wet bar, an additional bedroom (see remarks), and a 2-piece bathroom with a shower conveniently located nearby. The property also features back alley access, a large side driveway, and a detached heated garage—ideal for parking, storage, or a workshop. Many perennials throughout the yard as well as raspberry bushes and a raised garden bed. Immediate possession is available, making this a fantastic opportunity to move right in.