

524 51 Avenue W
Claresholm, Alberta

MLS # A2283426

\$339,000



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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.