

# \$440,000 - 227 53 Avenue E, Claresholm

MLS® #A2192048

**\$440,000**

0 Bedroom, 0.00 Bathroom, 2,689 sqft

Multi-family on 0.38 Acres

N/A, Claresholm, Alberta

GREAT investment opportunity in the thriving community of Claresholm! This suited duplex features TWO 2-bedroom, 1-bathroom units and TWO 1-bedroom, 1-bathroom units, PLUS a double carport joining each side of this duplex, all wrapped up in sweet 1960s charm. Buy it and keep it as is, or switch things up and renovate it into two larger units with a single carport or garage each side. Or start with a clean slate and build a fresh new complex on this massive 132 x 125 foot fully serviced lot in an excellent location. Loads of possibilities here! All units are currently rented, with room for rental increases on all units. (id:6289)

Built in 1963

## Essential Information

Listing #	A2192048
Price	\$440,000
Bathrooms	0.00
Square Footage	2,689
Acres	0.38
Year Built	1963
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address 227 53 Avenue E



Subdivision	N/A
City	Claresholm
Province	Alberta
Postal Code	T0L0Z0

### **Amenities**

Features	Back lane, VisitAble
Parking Spaces	8
Parking	Carport
# of Garages	1

### **Interior**

Heating	Natural gas Forced air
Cooling	None
# of Stories	1

### **Exterior**

Exterior	Concrete
Construction	Poured concrete

### **Listing Details**

Listing Office	CIR REALTY
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 9:01pm CDT