

\$449,000 - 403 46 Avenue W, Claresholm

MLS® #A2258910

\$449,000

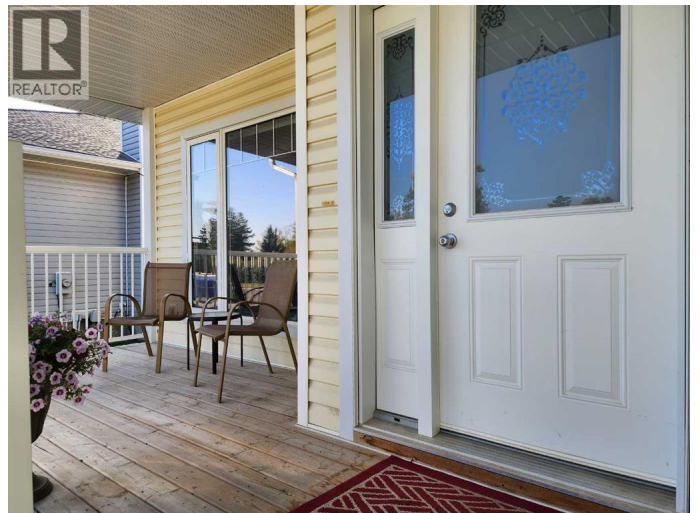
2 Bedroom, 2.00 Bathroom, 1,234 sqft

Single Family on 0.14 Acres

N/A, Claresholm, Alberta

Charming Home in a Quiet, Peaceful Location....This beautifully maintained home offers comfort, space, and style in a serene setting. Featuring 2 bedrooms and 2 bathrooms on the main floor, it boasts a bright open-concept layout with large windows that fill the space with natural light. The inviting upstairs living room is centered around a cozy gas fireplace—perfect for relaxing evenings. The kitchen offers ample cabinetry and a center island with seating, ideal for casual meals and entertaining guests. The spacious primary suite includes a large walk-in closet and a 3-piece ensuite with a walk-in shower. Convenient main floor laundry adds to the home's overall functionality. The basement offers excellent potential for development, with space to add additional bedrooms, a full bathroom, and a generous living area—perfect for a growing family, guests, or a home office. Outside, enjoy both a covered front porch and a private back deck—both enhanced with low-maintenance aluminum railings. The fully fenced yard is ideal for children or pets, and underground sprinklers help keep the landscaping lush with ease. The attached garage is insulated and drywalled, offering comfort and utility year-round. This home blends comfort, practicality, and peaceful living—don't miss your chance to call it home! (id:6289)

Built in 2006



Essential Information

Listing #	A2258910
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,234
Acres	0.14
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	403 46 Avenue W
Subdivision	N/A
City	Claresholm
Province	Alberta
Postal Code	T0L0T0

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Construction	Wood frame
Foundation	See Remarks

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
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