

# **\$374,900 - 5349 6 Street W, Claresholm**

MLS® #A2213152

**\$374,900**

4 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.15 Acres

NONE, Claresholm, Alberta

Welcome to this meticulously maintained, one-owner bi-level home offering 1,239 sq ft of comfortable living in a family-friendly neighborhood. Located just a short stroll from the school, this home checks every box for growing families or anyone seeking space, comfort, and charm. Step into a bright and spacious living room where a large east-facing bay window fills the space with natural light. The formal dining room provides the perfect setting for family dinners and entertaining, while the eat-in kitchen is a true showstopper—featuring custom solid oak cabinetry, updated countertops and backsplash, an abundance of cupboards, and a beautiful view of the backyard from the kitchen sink. A cozy breakfast nook makes the perfect spot to start your day. Conveniently located just off the kitchen is your main-floor laundry area with extra storage and access to a west-facing covered back deck—ideal for evening relaxation or summer BBQs. The main floor includes three generously sized bedrooms, including a serene primary suite complete with double closets and a newly renovated 3-piece ensuite. A stylishly updated 4-piece bathroom completes the main level. The fully finished basement is designed for both function and fun, featuring large windows, a spacious family room with a three-sided gas fireplace, a games or gym area, a fourth bedroom, and a 3-piece bathroom with a luxurious soaker tub. Additional storage is abundant with a



dedicated storage room, closets throughout, and storage under the stairs. Outside, the backyard is a private oasis with a large garden plot, greenhouse, compost area, and a well-designed shed—all with convenient back alley access. There's even room to build your dream garage if desired. The front yard offers a 2-stall concrete driveway for easy parking. Updates include newer windows, doors, and more—offering peace of mind and long-term value. This home has it all—space, style, updates, and a location that's perfect for families. Book your private viewing today and start packing!

Built in 1992

### Essential Information

MLS® #	A2213152
Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5349 6 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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