

# \$389,000 - 110 51 Avenue W, Claresholm

MLS® #A2228055

**\$389,000**

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

Welcome to this charming and versatile home in the heart of Claresholm, Alberta – perfect for first-time buyers or savvy investors! This beautifully updated property features a bright main level with one spacious bedroom and one den/office plus a full bathroom, plus a “illegal suite or non-approved”™ basement suite offering an additional two bedrooms and one bathroom – ideal for extended family or potential rental income. The generous yard is a true highlight, complete with a large deck for entertaining, a big garage, and a handy shed for extra storage. Enjoy the convenience of two full sets of appliances – that’s 2 stoves, 2 fridges, 2 microwaves, 2 dishwashers, 2 washers, and 2 dryers – all included! Originally built in 1952, the house was relocated in 2006 and thoughtfully renovated in 2008 to combine vintage charm with modern updates. Immediate possession is available and flexible. Don’t miss this rare opportunity to own a move-in ready home with so much potential in a friendly and welcoming community!

Built in 1952

## Essential Information

MLS® #	A2228055
Price	\$389,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	942
Acres	0.16
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	110 51 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Boiler, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Clay Tile
Construction	Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	7
Zoning	R1

**Listing Details**

Listing Office	2 PERCENT REALTY
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