

# \$369,900 - 344 50a Avenue W, Claresholm

MLS® #A2231726

## \$369,900

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.20 Acres

NONE, Claresholm, Alberta

Welcome to this beautifully landscaped bungalow on a large corner lot in Claresholm. The bright and spacious property offers a functional layout with vinyl plank floors and plenty of natural light. The main level features an oversized primary, a second generous bedroom, and a large 4-piece bathroom. The living room is very inviting with a fireplace as the centre piece. Your kitchen and dining area feel very open and the sliding patio door in the four seasons sunroom provides access to your large deck and stunning backyard! The fully finished basement includes a large living area, two additional bedrooms, and another full 4-piece bathroom. The attached single garage has lots of room for your vehicle plus storage! This home truly has something for everyone!

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231726    |
| Price          | \$369,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,140       |
| Acres          | 0.20        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 344 50a Avenue W             |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0T0                       |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                           |
| Parking        | Garage Door Opener, Garage Faces Side, On Street, Single Garage Attached, Concrete Driveway |
| # of Garages   | 1                                                                                           |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Recessed Lighting, Separate Entrance, Storage                                                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Electric, Fireplace(s), Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric, Mantle, Tile, Dining Room                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn |
| Roof              | Fiberglass                                                       |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 15              |

Zoning R1

Listing Details

Listing Office Royal LePage Benchmark

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