

\$279,999 - 320 55 Avenue W, Claresholm

MLS® #A2193775

\$279,999

3 Bedroom, 2.00 Bathroom, 1,410 sqft
Residential on 0.13 Acres

NONE, Claresholm, Alberta

Charming 2-Story Home with Room to Grow
“ Your Perfect Starter Home! Tired of renting and ready to invest in a space you can truly call your own? This delightful 2-story home offers plenty of character and charm, making it the perfect place to create lasting memories. Many updates have been added to this home including new lighting flooring and more. The main floor is both inviting and functional, featuring a spacious living room, a bright dining area, and a kitchen with beautiful cherry cabinets and updated flooring throughout. You’ll appreciate the convenience of main floor laundry, plus an added storage/pantry area to keep things organized. The 4-piece main bathroom completes the main level, ensuring comfort for your daily routines. Upstairs, you’ll find three generously sized bedrooms with new carpeting, offering a cozy retreat at the end of the day. The updated 4-piece bathroom boasts a classic clawfoot tub, adding timeless elegance and relaxation to your home. Step outside to enjoy a spacious backyard with back alley access, perfect for gardening or outdoor activities, large shed ideal for added storage or upgrade it to the perfect she shed. The covered back deck offers the ideal spot to unwind and take in stunning sunsets. The single overside shed with garage door offers great storage or even a single vehicle, and there’s plenty of room in the backyard to add a large garage or create your dream outdoor space. The front yard is landscaped with care free low



maintenance in mind. Located just a short walk from local schools, shopping, and amenities, this home is perfectly situated for convenience and comfort, even with the age the sellers boast about the home being solid and the home staying cozy in those cold winter months while not breaking the bank. Whether you're starting out or looking to settle in, this home is ready for you to make it your own. Come see this charming home today and take the first step toward homeownership!

Built in 1925

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193775 |
| Price | \$279,999 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,410 |
| Acres | 0.13 |
| Year Built | 1925 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 320 55 Avenue W |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, See Remarks |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 42 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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