

\$359,000 - 523 51 Avenue W, Claresholm

MLS® #A2251280

\$359,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.16 Acres

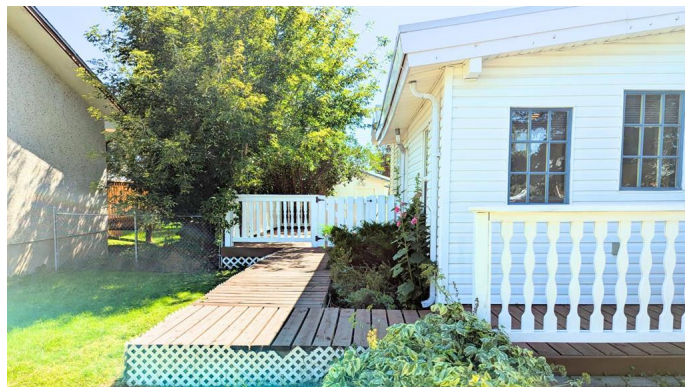
NONE, Claresholm, Alberta

Welcome to this solid family home, ready for a new family to make it their own! Conveniently located near schools, this property offers both comfort and functionality. The efficient galley kitchen overlooks the cozy family room and connects to a dining area complete with a handy coffee nook. Sunlight fills the spacious living room, where beautiful hardwood floors flow seamlessly through the kitchen, dining, and hallway. The main floor also features three bedrooms and a full four-piece bathroom. Perfect for gatherings, the large family room on the main level provides plenty of space for entertaining or a spot for the kids to stretch out. Downstairs, you'll find a generous rec room, a three-piece bathroom, laundry/utility area, a bonus craft room, ample storage, and a cold room. Outside, the mature yard offers shade, shelter, and alley access to the single garage. The east-facing deck includes a fenced dog run—ideal for pet owners. Quick possession is available, so don't wait—call today to book your showing!

Built in 1968

Essential Information

MLS® #	A2251280
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,456
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	523 51 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s), Wet Bar, Wood Windows
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage, Dog Run
Lot Description	Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	MaxWell Capital Realty
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