

\$269,000 - 34 Willow Road W, Claresholm

MLS® #A2264887

\$269,000

3 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.13 Acres

NONE, Claresholm, Alberta

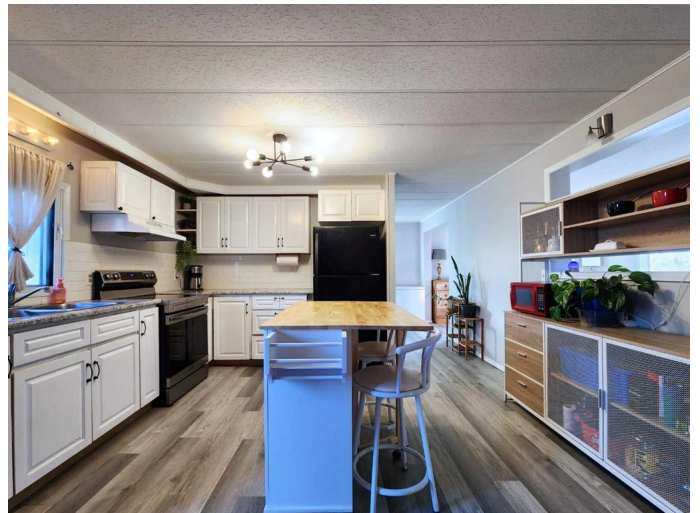
This home is in a fantastic location—nestled beside green space and directly across from a children’s park. It’s just steps from scenic walking paths, a golf course, and a nearby school bus stop, offering both everyday convenience and a vibrant outdoor lifestyle.

Inside, the home features a bright, functional layout with 3 bedrooms and 2 bathrooms—all on the main floor. The primary suite includes a 2-piece ensuite, while a 4-piece main bath serves the additional bedrooms. Ideal for single-level living, this home also includes main-floor laundry for added convenience.

At the heart of the home is the updated kitchen, which was refreshed in 2022 with newer appliances—including a fridge, stove, and portable dishwasher—and features a stylish kitchen island that provides extra prep space and seating. The kitchen flows seamlessly into a welcoming dining room and a sunlit living room, creating an open and inviting space that’s perfect for everyday living or entertaining.

Additional highlights include a single detached garage that is drywalled, insulated, and wired—ideal for parking, storage, or a small workshop. The fully fenced backyard offers privacy and a secure space for children or pets to play.

With a new roof completed in 2023 and central



air conditioning for year-round comfort, this property offers the perfect balance of comfort, functionality, and location—making it an excellent opportunity for a wide range of buyers.

Built in 1974

Essential Information

MLS® #	A2264887
Price	\$269,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,320
Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	34 Willow Road W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Other

Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	October 19th, 2025
Days on Market	22
Zoning	R

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.