

# \$440,000 - 526 50a Avenue W, Claresholm

MLS® #A2225098

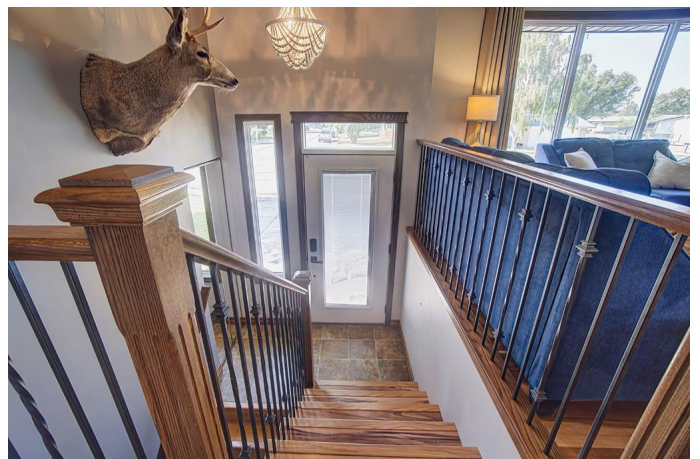
**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.20 Acres

NONE, Claresholm, Alberta

Welcome to this well-maintained and upgraded bi-level home, ideally situated on a large, irregularly shaped lot with convenient back alley access. From the moment you step inside, you'll appreciate the bright and open main floor featuring a spacious living room with large south-facing windows and a cozy wood-burning fireplace as the focal point. The open-concept layout flows seamlessly into the kitchen and dining area, perfect for everyday living and entertaining. The kitchen offers plenty of space with oak cabinetry, an eat-up counter, and a lovely view of the backyard. Step through the garden doors from the dining room onto your expansive back deck, complete with a pergola for shade—ideal for relaxing or summer gatherings. The main floor also includes a beautifully updated 4-piece bathroom and three comfortable bedrooms, including the primary suite with its own private 3-piece ensuite. Downstairs, the partially finished basement provides a fantastic opportunity to create additional living space, with a family room, 3-piece bathroom, storage room, and plenty of room to add extra bedrooms if needed. Outside, the fully fenced backyard is a dream for those needing space—whether it's for kids, pets, toys, or RVs. You'll also love the large detached garage, in floor heat with a sump—perfect for working year-round. Located not far from the Lions Park and within easy walking distance to downtown amenities and local schools, this



home combines comfort, convenience, and potential.

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225098    |
| Price          | \$440,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,030       |
| Acres          | 0.20        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 526 50a 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        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | See Remarks                                                           |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Wood Burning             |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 19              |
| Zoning         | R1              |

## Listing Details

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

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