

# \$389,000 - 110 51 Avenue W, Claresholm

MLS® #A2228055

**\$389,000**

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

Welcome to this charming and versatile home in the heart of Claresholm, Alberta – perfect for first-time buyers or savvy investors! This beautifully updated property features a bright main level with one spacious bedroom and one den/office plus a full bathroom, plus a “illegal suite or non-approved”™ basement suite offering an additional two bedrooms and one bathroom – ideal for extended family or potential rental income. The generous yard is a true highlight, complete with a large deck for entertaining, a big garage, and a handy shed for extra storage. Enjoy the convenience of two full sets of appliances – that’s 2 stoves, 2 fridges, 2 microwaves, 2 dishwashers, 2 washers, and 2 dryers – all included! Originally built in 1952, the house was relocated in 2006 and thoughtfully renovated in 2008 to combine vintage charm with modern updates. Immediate possession is available and flexible. Don’t miss this rare opportunity to own a move-in ready home with so much potential in a friendly and welcoming community!

Built in 1952

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2228055  |
| Price     | \$389,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 942         |
| Acres          | 0.16        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 110 51 Avenue W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                       |
|-------------------|-----------------------|
| Interior Features | See Remarks           |
| Appliances        | Other                 |
| Heating           | Boiler, Hot Water     |
| Cooling           | None                  |
| Fireplace         | Yes                   |
| # of Fireplaces   | 1                     |
| Fireplaces        | Gas                   |
| Has Basement      | Yes                   |
| Basement          | Finished, Full, Suite |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Yard       |
| Lot Description   | Back Yard          |
| Roof              | Clay Tile          |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 14             |
| Zoning         | R1             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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