

\$269,900 - 220 50 Avenue W, Claresholm

MLS® #A2233082

\$269,900

3 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.10 Acres

NONE, Claresholm, Alberta

Bi-Level Duplex Across from Amundsen Park
â€“ Exceptional Claresholm Location!

Welcome to this well-maintained bi-level duplex, perfectly situated just half a block from Main Street and directly across from the scenic Amundsen Park. Whether you're a homeowner or investor, this property offers unbeatable value, versatility, and location.

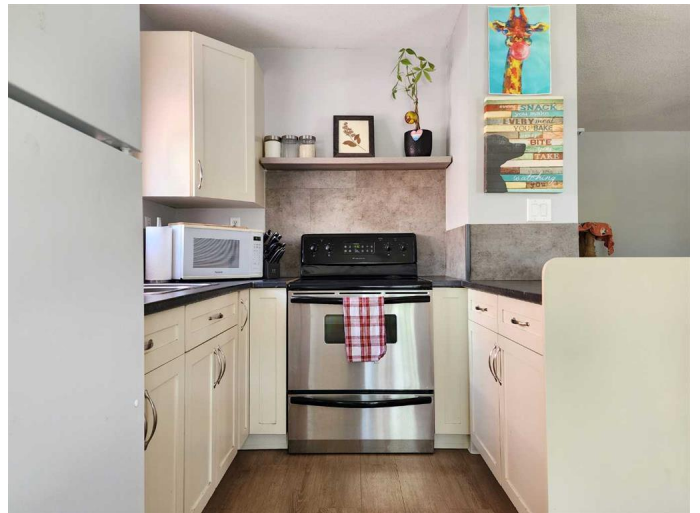
The upper level features two bedrooms, a 4-piece bathroom, updated vinyl flooring, and a bright, inviting living space that opens onto a front balconyâ€“ideal for relaxing and enjoying the view.

The lower level includes a third bedroom, an office or den (which could be converted into another bedroom), a cozy living area, a 3-piece bathroom, and a spacious laundry room.

The oversized 19' x 29' garage with alley access is complete with electrical service and a newer garage doorâ€“perfect for extra storage, parking, or setting up a workshop.

Upgrades include refreshed bathrooms, vinyl flooring, pot lighting, and paint.

This is your opportunity to own a flexible, move-in-ready home in one of Claresholm's most desirable locations. Don't miss out!



Built in 1976

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2233082 |
| Price | \$269,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 900 |
| Acres | 0.10 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 220 50 Avenue W |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L0T0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|----------------|
| Interior Features | See Remarks |
| Appliances | Other |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 19 |
| Zoning | R1 |

Listing Details

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

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