

# \$259,000 - 130 45 Avenue W, Claresholm

MLS® #A2267655

**\$259,000**

4 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.10 Acres

NONE, Claresholm, Alberta

Welcome to this beautifully cared-for 951 sq ft bungalow, offering a warm and inviting atmosphere throughout. Featuring four bedrooms and two bathrooms, this home provides plenty of space for family living or guests. The layout is bright and functional, with a fully finished lower level that adds additional comfort and flexibility. Step outside to enjoy the covered back deck – perfect for relaxing or entertaining – and appreciate the convenience of a heated garage for year-round use. Situated in a great location close to schools, parks, and everyday amenities, this property has been well taken care of and is ready for new owners to move right in.

Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267655    |
| Price          | \$259,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 951         |
| Acres          | 0.10        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 130 45 Avenue W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                     |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Back Lane             |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Wood                  |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 3rd, 2025 |
| Zoning      | R1                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.