

# \$279,999 - 320 55 Avenue W, Claresholm

MLS® #A2193775

**\$279,999**

3 Bedroom, 2.00 Bathroom, 1,410 sqft  
Residential on 0.13 Acres

NONE, Claresholm, Alberta

Charming 2-Story Home with Room to Grow  
“ Your Perfect Starter Home! Tired of renting and ready to invest in a space you can truly call your own? This delightful 2-story home offers plenty of character and charm, making it the perfect place to create lasting memories. Many updates have been added to this home including new lighting flooring and more. The main floor is both inviting and functional, featuring a spacious living room, a bright dining area, and a kitchen with beautiful cherry cabinets and updated flooring throughout. You™ appreciate the convenience of main floor laundry, plus an added storage/pantry area to keep things organized. The 4-piece main bathroom completes the main level, ensuring comfort for your daily routines. Upstairs, you™ find three generously sized bedrooms with new carpeting, offering a cozy retreat at the end of the day. The updated 4-piece bathroom boasts a classic clawfoot tub, adding timeless elegance and relaxation to your home. Step outside to enjoy a spacious backyard with back alley access, perfect for gardening or outdoor activities, large shed ideal for added storage or upgrade it to the perfect she shed. The covered back deck offers the ideal spot to unwind and take in stunning sunsets. The single overside shed with garage door offers great storage or even a single vehicle, and there™s plenty of room in the backyard to add a large garage or create your dream outdoor space. The front yard is landscaped with care free low



maintenance in mind. Located just a short walk from local schools, shopping, and amenities, this home is perfectly situated for convenience and comfort, even with the age the sellers boast about the home being solid and the home staying cozy in those cold winter months while not breaking the bank. Whether you're starting out or looking to settle in, this home is ready for you to make it your own. Come see this charming home today and take the first step toward homeownership!

Built in 1925

### Essential Information

MLS® #	A2193775
Price	\$279,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	0.13
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	320 55 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	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	48
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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