

\$369,000 - 620 46 Avenue W, Claresholm

MLS® #A2211007

\$369,000

3 Bedroom, 3.00 Bathroom, 1,090 sqft

Residential on 0.13 Acres

NONE, Claresholm, Alberta

Under contract! The perfect home to downsize to and still be comfortable. This 1090 sqft. duplex with a cathedral ceiling offers a gas fireplace in the living room with views out to the back deck (gas BBQ hook up) and beyond.

The back yard has a separate area for a garden and backs onto pastures with foxes and deer with the occasional horse or two. No neighbours behind you for quite a distance! The well-appointed kitchen is brightly lit with the large east and south windows; an efficient space to bake cookies with grandkids at the island or Easter dinner. And with the dining area situated in between, everyone can be included in the conversations. The large master bedroom overlooks the back yard and has a walk-in closet plus a 4-piece ensuite. The bonus room can be your office, craft or yoga room and still offer a place for an overnight guest. Another 4-piece bathroom and laundry round out the main floor. Downstairs you will find 2 more bedrooms with egress windows letting in plenty of light and a 4-piece bathroom. The electric fireplace in the family room adds to the coziness in the colder months. The double garage has plenty of storage and a work bench. Does this sound like your next home? Book a showing and see for yourself.

Built in 2003

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2211007 |
| Price | \$369,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,090 |
| Acres | 0.13 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 620 46 Avenue W |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas, Blower Fan |

| | |
|--------------|--------------------------|
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Storage |
| Lot Description | Backs on to Park/Green Space, Rectangular Lot, No Neighbours Behind |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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