

# \$235,000 - 317 55 Avenue W, Claresholm

MLS® #A2184810

## \$235,000

2 Bedroom, 1.00 Bathroom, 1,144 sqft  
Residential on 0.16 Acres

NONE, Claresholm, Alberta

Perfect Starter Home- This charming 1,144 sq. ft. gem boasts 2 cozy bedrooms and a dedicated office space, perfect for remote work or even a nursery.

The roof has been re-shingled in recent years and the bathroom has been updated, you can enjoy peace of mind when you move in!

Step through the sliding doors from the dining room and find yourself on a spacious cement patio—ideal for summer BBQs.

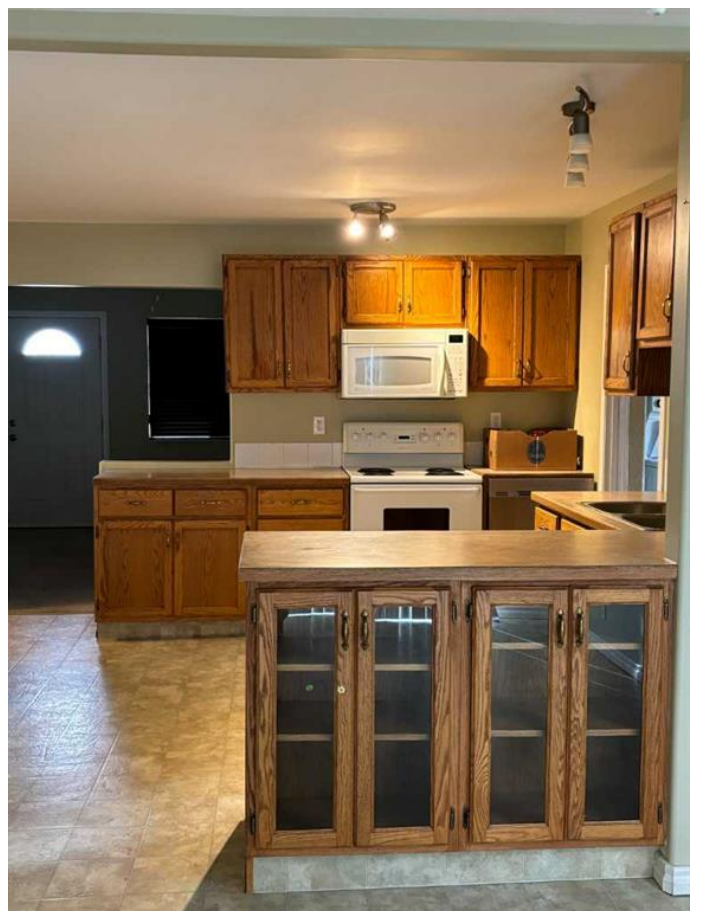
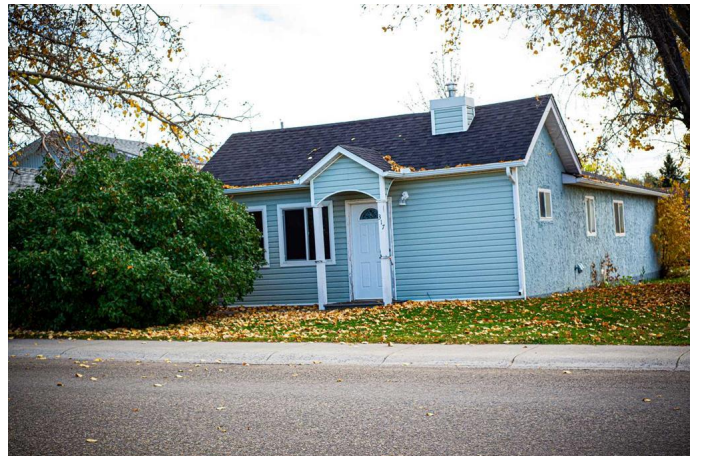
A huge backyard awaits with a fire pit—perfect for gathering around on those cool evenings.

With back alley access, there is also a large double car detached garage, set up for heat however it is not known if the furnace is in working condition.

Built in 1970

## Essential Information

MLS® #	A2184810
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,144
Acres	0.16
Year Built	1970



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	317 55 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	Driveway, Off Street, Double Garage Detached, Plug-In
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Lawn, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	December 30th, 2024
Days on Market	95
Zoning	RES

### Listing Details

Listing Office

Royal LePage Wildrose Real Es



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.