

# \$492,500 - 405 52 Avenue E, Claresholm

MLS® #A2234212

**\$492,500**

4 Bedroom, 4.00 Bathroom, 1,460 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

As you step out onto the back deck of this 2007 home, you are in your own private park with aspens, grapes, and an apple tree. There is a patio/fire pit area to gather around and raised garden beds along with perennials. This spacious house has a wrap around deck on two sides plus a rear deck that also can be accessed from the master bedroom. The front entry brings you in past the office and a bedroom to the large open concept living room with a gas fireplace and vaulted ceiling. The adjacent dining room over looks the side deck and why not make the most of dining on the covered deck. In the kitchen there are a generous amount of beautiful custom cabinetry with under mount plant lights so you can grow a few herbs to add to your meals. The pantry has a rolling shelf unit so your baking supplies can come to the kitchen and then back out of sight once the cookies are made. The spacious master bedroom has a 5 piece ensuite with a walk-in closet and you can relax and shut out the world. Downstairs is a large family room and two large bedrooms along with another 4 piece bathroom, all made comfortable with in floor heating. High ceilings and large windows give a great sense of spaciousness to these rooms. Beyond the laundry room is a storage room and a cold storage area. The double detached garage is insulated and heated with a 3 piece bathroom and storage area. Along side the garage is room for your RV with power/water/and septic hookups. The Seniors lodge across the street



will be finished in November and there is east side school bus pickup. Intrigued? Book a showing and imagine your family making the most of this fabulous property!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234212    |
| Price          | \$492,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,460       |
| Acres          | 0.16        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 405 52 Avenue E              |
| 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 | 3                                                                                                   |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, 220 Volt Wiring, Alley Access |
| # of Garages   | 2                                                                                                   |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Central Vacuum, Natural Woodwork, Wired for Sound                                                                                            |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Boiler, Forced Air, Natural Gas                                                                                                              |
| Cooling         | Central Air                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                          |
| # of Fireplaces | 1                                                                                                                                            |
| Fireplaces      | Gas, Living Room, Glass Doors                                                                                                                |
| Has Basement    | Yes                                                                                                                                          |
| Basement        | Finished, Full                                                                                                                               |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, RV Hookup                            |
| Lot Description   | Back Lane, Few Trees, Rectangular Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 41              |
| Zoning         | R1              |

## Listing Details

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

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