

\$349,900 - 46 Westlynn Drive, Claresholm

MLS® #A2241378

\$349,900

5 Bedroom, 3.00 Bathroom, 1,821 sqft

Residential on 9079.00 Acres

NONE, Claresholm, Alberta

Welcome to this incredible property in one of the most desirable locations in Claresholm. Sitting on a 9,079 square foot lot that backs directly onto a beautiful park, this property gives you more outdoor space and privacy than most homes in town. From your backyard, you have easy access to walking paths and a playground, making it perfect for families, pet owners, or anyone who enjoys having green space right outside their door. The home offers over 1,800 square feet of developed living space with five bedrooms and two and a half bathrooms, providing plenty of flexibility for family living, guest rooms, or home offices. The main floor includes a bright living room with large windows, a separate dining area, and a functional kitchen overlooking the backyard. The upper level features four bedrooms and two full bathrooms, giving everyone their own space. A double attached garage offers convenience and extra storage, while the undeveloped basement provides a blank canvas for future development. Originally built in 1976, this home offers great bones and incredible potential for renovating or developing something new. Homes with an exceptional lot and location like this rarely come to market!

Built in 1976

Essential Information



MLS® #	A2241378
Price	\$349,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,821
Acres	9,079.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Westlynn Drive
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	Residential

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.