

# \$375,000 - 313 52 Avenue E, Claresholm

MLS® #A2246303

**\$375,000**

5 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.17 Acres

NONE, Claresholm, Alberta

This spacious and welcoming home offers 2 bedrooms on the main floor and 3 in the mostly developed basement, all complemented by stylish modern updates. The large front living room features a north-facing picture window, vaulted tongue-and-groove ceiling, and rustic laminate flooring, creating a warm and inviting atmosphere. The generous dining area flows into the kitchen, complete with stainless appliances—including double ovens—updated countertops, and an over-the-sink window with a lovely view of the backyard. The main floor also includes two well-sized bedrooms and a tastefully updated 4-piece bathroom. Downstairs, you'll find three additional bedrooms, a cozy family room with a charming reading nook under the stairs, and custom built-in storage. A large utility room houses the laundry area, along with a 3-piece bathroom. The low-maintenance yard features gravel and concrete, with back alley access to an oversized double garage/man cave, heated by propane. This move-in-ready home has seen numerous updates, including furnace, hot water tank, air conditioning, most windows and doors, and much more. All that's left is for you to add your personal touch and make it your own.

Built in 1969

## Essential Information

MLS® #

A2246303



|                |             |
|----------------|-------------|
| Price          | \$375,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,060       |
| Acres          | 0.17        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 313 52 Avenue E              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | Central Air                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 29                |
| Zoning         | R1                |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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