

# \$419,900 - 351 49 Avenue W, Claresholm

MLS® #A2248100

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.21 Acres

NONE, Claresholm, Alberta

Pride of ownership shines in this beautifully maintained 3+2 bedroom bungalow that is truly move-in ready. With numerous updates throughout—including windows, flooring, a covered deck, and more—this home offers comfort and peace of mind the moment you walk in the door. The main floor features an open concept with a spacious living room with a large picture window, a welcoming dining area complete with a built-in china cupboard, and a bright kitchen with views of the backyard, a gas range, ample counter space, and a functional eat up island. Three bedrooms on the main level include a generous primary with oversized closet, all complemented by an updated 4-piece bathroom. Downstairs, the fully developed basement offers even more space to enjoy with a large family room, a recreation room with cozy fireplace, two oversized bedrooms, plenty of storage, and a 3-piece bath. The outdoor space is equally impressive. The manicured yard boasts rock accents in the front, and in the back you’ll find an oversized covered deck, mature trees, a treehouse, firepit area, and even a garden plot. A double detached heated garage, RV parking, and back/side alley access complete the package. Set on a mature street within walking distance to shopping, parks, and walking paths, this home is the perfect blend of comfort, updates, and location. Come discover it for yourself today!



Built in 1965

## Essential Information

MLS® #	A2248100
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.21
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	351 49 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	r1

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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