

# \$359,000 - 523 51 Avenue W, Claresholm

MLS® #A2251280

## \$359,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

Welcome to this solid family home, ready for a new family to make it their own! Conveniently located near schools, this property offers both comfort and functionality. The efficient galley kitchen overlooks the cozy family room and connects to a dining area complete with a handy coffee nook. Sunlight fills the spacious living room, where beautiful hardwood floors flow seamlessly through the kitchen, dining, and hallway. The main floor also features three bedrooms and a full four-piece bathroom. Perfect for gatherings, the large family room on the main level provides plenty of space for entertaining or a spot for the kids to stretch out. Downstairs, youâ€™ll find a generous rec room, a three-piece bathroom, laundry/utility area, a bonus craft room, ample storage, and a cold room. Outside, the mature yard offers shade, shelter, and alley access to the single garage. The east-facing deck includes a fenced dog runâ€”ideal for pet owners. Quick possession is available, so donâ€™t waitâ€”call today to book your showing!

Built in 1968

## Essential Information

MLS® #	A2251280
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,456
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	523 51 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Sewer Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Storage, Wet Bar, Wood Windows, Sump Pump(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage, Dog Run
Lot Description	Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed            August 25th, 2025  
Zoning                 R1

**Listing Details**

Listing Office            MaxWell Capital Realty

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.