

# \$449,000 - 403 46 Avenue W, Claresholm

MLS® #A2258910

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.14 Acres

NONE, Claresholm, Alberta

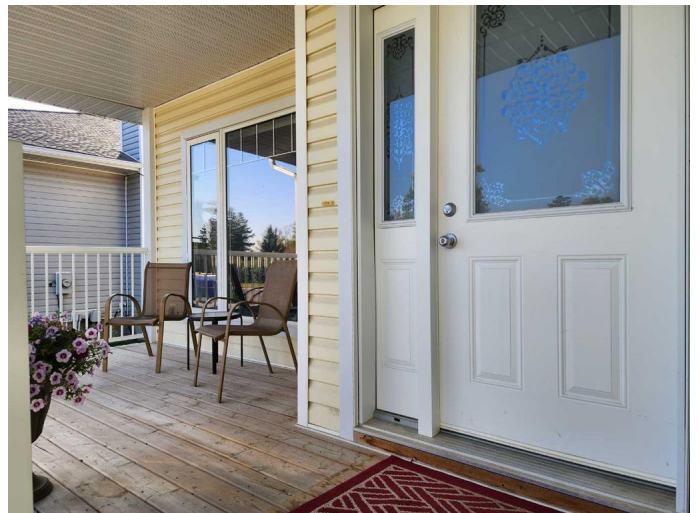
Charming Home in a Quiet, Peaceful  
Location....

This beautifully maintained home offers comfort, space, and style in a serene setting. Featuring 2 bedrooms and 2 bathrooms on the main floor, it boasts a bright open-concept layout with large windows that fill the space with natural light. The inviting upstairs living room is centered around a cozy gas fireplace—perfect for relaxing evenings. The kitchen offers ample cabinetry and a center island with seating, ideal for casual meals and entertaining guests.

The spacious primary suite includes a large walk-in closet and a 3-piece ensuite with a walk-in shower. Convenient main floor laundry adds to the home's overall functionality.

The basement offers excellent potential for development, with space to add additional bedrooms, a full bathroom, and a generous living area—perfect for a growing family, guests, or a home office.

Outside, enjoy both a covered front porch and a private back deck—both enhanced with low-maintenance aluminum railings. The fully fenced yard is ideal for children or pets, and underground sprinklers help keep the landscaping lush with ease. The attached garage is insulated and drywalled, offering comfort and utility year-round.



This home blends comfort, practicality, and peaceful living—don't miss your chance to call it home!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258910    |
| Price          | \$449,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,234       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 403 46 Avenue W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0T0                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
| Appliances        | Other          |
| Heating           | Forced Air     |
| Cooling           | None           |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Yard, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | ICF Block              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 10                   |
| Zoning         | R1                   |

### Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM) |
|----------------|----------------------------------------------|

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