

# \$369,900 - 344 50a Avenue W, Claresholm

MLS® #A2231726

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.20 Acres

NONE, Claresholm, Alberta

Welcome to this beautifully landscaped bungalow on a large corner lot in Claresholm. The bright and spacious property offers a functional layout with vinyl plank floors and plenty of natural light. The main level features an oversized primary, a second generous bedroom, and a large 4-piece bathroom. The living room is very inviting with a fireplace as the centre piece. Your kitchen and dining area feel very open and the sliding patio door in the four seasons sunroom provides access to your large deck and stunning backyard! The fully finished basement includes a large living area, two additional bedrooms, and another full 4-piece bathroom. The attached single garage has lots of room for your vehicle plus storage! This home truly has something for everyone!

Built in 1954

## Essential Information

MLS® #	A2231726
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.20
Year Built	1954
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	344 50a Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

### Amenities

Parking Spaces	4
Parking	Garage Door Opener, Garage Faces Side, On Street, Single Garage Attached, Concrete Driveway
# of Garages	1

### Interior

Interior Features	Double Vanity, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle, Tile, Dining Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn
Roof	Fiberglass
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 22nd, 2025
Days on Market	8

Zoning R1

## Listing Details

Listing Office Royal LePage Benchmark

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