

# \$210,000 - 52 Westover Crescent W, Claresholm

MLS® #A2225390

**\$210,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.11 Acres

NONE, Claresholm, Alberta

Charming 3-Bedroom Home with Land Ownership in the Heart of Claresholm. Welcome to this beautifully maintained 3-bedroom, 2-bathroom home offering a total of 1,311 sq/ft of comfortable living space in the welcoming community of Claresholm. Situated on a lot you own, this home is a rare find â€” no lot fees here! This property features a well-designed layout with an unheated addition, offering extra room to relax or entertain. Enjoy a bright, functional kitchen with tons of cupboards, spacious living area, and a primary bedroom complete with its own walk in closet and ensuite. With some tasteful updates over the years, this home shows pride of ownership throughout. Step outside to your large, covered deck and private yard â€” ideal for gardening, BBQs, or soaking up the sunshine. Whether you're downsizing, buying your first home, or investing, this move-in-ready gem offers value, comfort, and lifestyle. Located in Claresholm, you'll love the small-town charm and big community spirit. The town offers a full-service hospital and medical clinic, K-12 schools, indoor pool, golf course, parks, and walking trails. Unique shops, restaurants, and cafes along a charming main street. Easy access to Hwy 2 â€” just an hour to Calgary or Lethbridge. If you're looking for affordable homeownership with community connection, this is the one! Donâ€™t miss your chance to call Claresholm home.



Built in 1993

## Essential Information

MLS® #	A2225390
Price	\$210,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	52 Westover Crescent W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Asphalt

## Interior

Interior Features	Closet Organizers, See Remarks, Soaking Tub
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	6
Zoning	Mobile homes

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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