

# **\$559,900 - 5223 3 Street W, Claresholm**

MLS® #A2226563

**\$559,900**

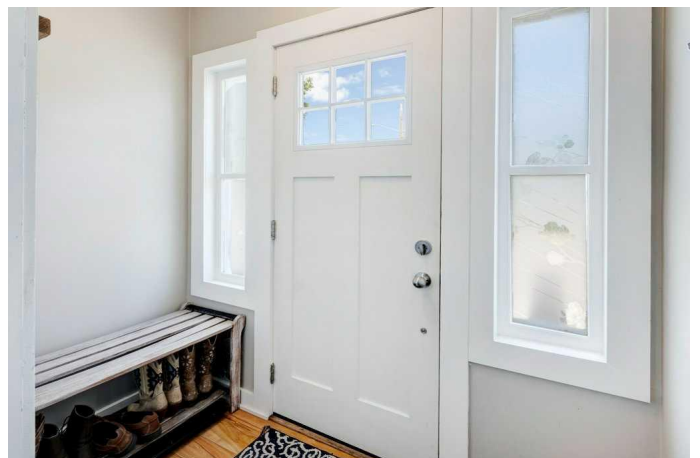
6 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.24 Acres

NONE, Claresholm, Alberta

WOW!! LOOK AT THIS NEW PRICE - JUST REDUCED ON JUNE 23...ABSOLUTE PRIDE OF OWNERSHIP! You have got to see this awesome property. Looking for a home to accommodate extended family or to just to live in a quiet small town? Well you have just found your new home! This upgraded move in ready home sits on 6 lots for a total of 10,511 square feet and is fully fenced. The pride of ownership is everywhere. Starting with the exterior: new soffits and fascia, upgraded white garage doors, new garage siding, newer fence only 2 years old, roof is 7 years old, RV parking with two gates where you could literally drive in from one side, come around the lot and drive out on the other. Each gate is 15 feet wide - no shortage of room here. New fiberglass entry doors, newer windows. New electrical panels in each unit done with permits & with new mast done to code 5 years old and with new wire to the pole. Interior baseboard heaters are only five years old and on separate meters. A bonus â€” the oversized double garage is heated and comes with a doggie door for fido.

The main level of this bungalow is spacious with lots of sunlight. Updated kitchen with stainless appliances, fridge is plumbed for water and ice, a gas stove for the chef in the family, over the range microwave, spacious living and dining room, 3 bedrooms a 4 pce renovated bathroom with a large cupboard. This home has been lovingly updated and is



truly move in ready

The lower level has been completely renovated as well, with egress windows that bring tons of light as well as an updated kitchen with fridge, a gas stove and OTR microwave, a nice open floor plan with a living room, dining room and three good sized bedrooms. The third bedroom is not shown in photos as it is currently used for storage. The 4 pce bathroom is renovated with a large cupboard.

Claresholm offers a quiet, small-town charm with a lower cost of living compared to larger cities. It has affordable housing, good health and safety services, and a strong sense of community. Amenities are within walking distance, and residents appreciate the friendly neighbors and peaceful environment. Not to mention golfing at The Bridges, the Aquatic Centre, Museum, Amundsen Park & Kin Trail for those walking enthusiasts. Claresholm is an hour from Calgary and 45 minutes to Lethbridge. This peaceful small town living provides the best of both worlds

Built in 1953

### **Essential Information**

MLS® #	A2226563
Price	\$559,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.24
Year Built	1953
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	5223 3 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer
Heating	Baseboard
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks, City Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	31
Zoning	R-SL

### Listing Details

Listing Office	TREC The Real Estate Company
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