## \$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
Туре	Residential
Sub-Type	Detached

StatusActiveCommunity InferenceAddress344 50a Avenue WSubdivisionNONECityClaresholmCountyWillow Creek No. 26, M.D. ofProvinceAlbertaPostal CodeTOLOTOAmenitiesParking Spaces4Parking Spaces6arage Door Opener, Garage Faces Side, On Street, Single Garage# of Garages1Interior FeaturesInterior FeaturesDouble Vanity, Recessed Lighting, Separate Entrance, StorageAppliancesDishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window CoveringsHeatingElectric, Fireplace(s), Forced Air, Natural GasCoolingNoneFireplaces1FireplacesElectric, Mantle, Tile, Dining RoomHas BasementYesBasementYesExterior FeaturesNoneLot DoscriptionBack Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, LawnRoofFibreglacsConstructionVinyl Siding, Wood FrameFoundationPoured ConcreteAdditional InformationFibreglacsAdditional InformationJone 2220, 2025Days on Market7	Style	Bungalow	
Address344 50a Avenue WSubdivisionNONECityClaresholmCountyWillow Creek No. 26, M.D. ofProvinceAlbertaPostal CodeToLoToAmenities	Status	Active	
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FoundationPoured ConcreteAdditional InformationDate ListedJune 22nd, 2025	Roof	Fiberglass	
Additional Information Date Listed June 22nd, 2025	Construction	Vinyl Siding, Wood Frame	
Date Listed June 22nd, 2025	Foundation	Poured Concrete	
	Additional Information		
Days on Market 7	Date Listed	June 22nd, 2025	
	Days on Market	7	

## **Listing Details**

Listing Office Royal LePage Benchmark

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