

\$139,000 - # 35. 5853 4 Street W, Claresholm

MLS® #A2218376

\$139,000

3 Bedroom, 1.00 Bathroom, 1,072 sqft

Mobile on 0.00 Acres

NONE, Claresholm, Alberta

Beautifully Updated 3-Bedroom Home in
Vibrant 50+ Adult Living Community

This beautifully updated 3-bedroom, 1-bath mobile home in a vibrant 50+ adult living park is move-in ready and waiting for new owners.

Inside, the home features added insulation and updated drywall in select areas. The standout kitchen boasts updated vinyl flooring, pot lighting, and stylish cabinetry, centered around a spacious island with power and seating for two—perfect for casual dining. The primary bedroom offers wall-to-wall closets and includes a Peka roll shutter for added privacy. Two versatile bonus rooms on the west side provide flexible space for a boot room, home office, craft area, or cozy sitting room. Updated vinyl windows throughout the home enhance natural light and improve energy efficiency, and all bedrooms feature updated vinyl flooring.

Outside, the home continues to impress with a durable metal roof and a welcoming front wood deck. A multi-level back deck—added approximately 3 to 4 years ago—includes a retractable awning, ideal for entertaining or relaxing evenings. The paved driveway allows for easy parking, while the landscaped yard features a shed, grassy areas, perennial garden beds, raised planters, strawberry and raspberry bushes, and two sour cherry trees. There's also ample outdoor storage



beneath the porch and sitting room addition.

Monthly pad fees of \$480 cover water, sewer, garbage, recycling, and maintenance of common areas, including lawn care and snow removal. RV parking is available for an additional fee. Please note that park approval is required for pets and new residents. Tenants are responsible for property taxes, pad fees, electricity, gas, phone, internet, and cable.

With its thoughtful updates, generous storage, and welcoming community, this property is perfect for anyone seeking a relaxed, low-maintenance lifestyle.

Built in 1982

Essential Information

MLS® #	A2218376
Price	\$139,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,072
Acres	0.00
Year Built	1982
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	# 35. 5853 4 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Roof	Metal
Foundation	Piling(s)



Additional Information

Date Listed	May 9th, 2025
Days on Market	8

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.