

# \$269,900 - 220 50 Avenue W, Claresholm

MLS® #A2233082

**\$269,900**

3 Bedroom, 2.00 Bathroom, 900 sqft  
Residential on 0.10 Acres

NONE, Claresholm, Alberta

Bi-Level Duplex Across from Amundsen Park  
â€“ Exceptional Claresholm Location!

Welcome to this well-maintained bi-level duplex, perfectly situated just half a block from Main Street and directly across from the scenic Amundsen Park. Whether you're a homeowner or investor, this property offers unbeatable value, versatility, and location.

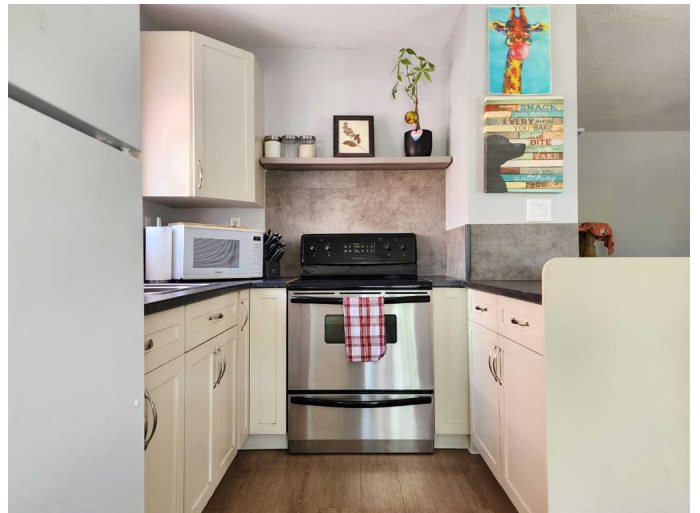
The upper level features two bedrooms, a 4-piece bathroom, updated vinyl flooring, and a bright, inviting living space that opens onto a front balconyâ€“ideal for relaxing and enjoying the view.

The lower level includes a third bedroom, an office or den (which could be converted into another bedroom), a cozy living area, a 3-piece bathroom, and a spacious laundry room.

The oversized 19' x 29' garage with alley access is complete with electrical service and a newer garage doorâ€“perfect for extra storage, parking, or setting up a workshop.

Upgrades include refreshed bathrooms, vinyl flooring, pot lighting, and paint.

This is your opportunity to own a flexible, move-in-ready home in one of Claresholm's most desirable locations. Don't miss out!



Built in 1976

### Essential Information

MLS® #	A2233082
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	220 50 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	18
Zoning	R1

### **Listing Details**

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