

# \$299,999 - 22 Westrose Avenue, Claresholm

MLS® #A2263575

**\$299,999**

3 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.13 Acres

NONE, Claresholm, Alberta

Charming Bungalow Near the Golf Course

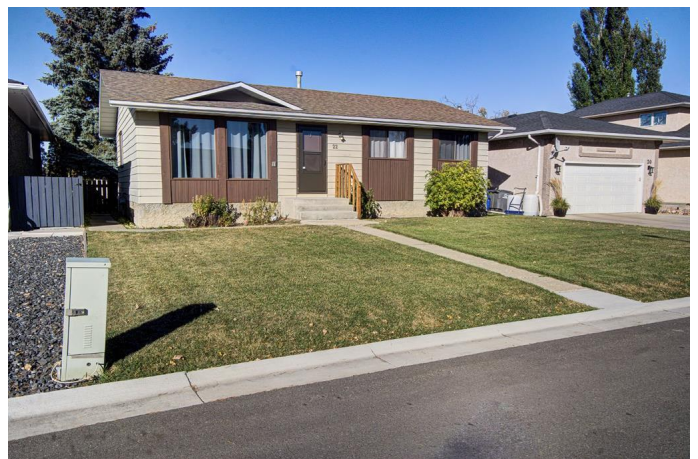
Located just a couple blocks from the beautiful 18-hole golf course, this well-kept bungalow offers a great blend of comfort and potential.

The main floor features three bedrooms, updated 4pc main bath, laminate flooring throughout, and a bright, spacious living room with large south-facing windows that fill the home with natural light. The dining area offers plenty of space for family gatherings, while the cute corner kitchen includes room for a breakfast table—perfect for morning coffee or casual meals. Primary bedroom has a 2pc ensuite. Downstairs, the basement is ready for your finishing touches, with a framed-in rec room, laundry area, and storage space—plus room to add additional bedrooms if desired. Outside, you’ll find a generous backyard with a ground-level patio and ample space to create your dream garden or outdoor retreat. Move-in ready with quick possession available—this home is a wonderful opportunity to enjoy small-town living close to the golf course and all local amenities.

Built in 1976

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263575  |
| Price     | \$299,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,123       |
| Acres          | 0.13        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 22 Westrose Avenue           |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 14th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 8  |
| Zoning         | R1 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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.