# \$275,000 - 119 47 Avenue W, Claresholm

MLS® #A2267316

## \$275,000

3 Bedroom, 1.00 Bathroom, 1,124 sqft Residential on 0.16 Acres

NONE, Claresholm, Alberta

Charming starter home on a spacious lot in Claresholm! This 1.5-storey detached home features 3 bedrooms and 1 bathroomâ€"ideal for first-time buyers or those looking to downsize. Recent upgrades include a new furnace and hot water tank for added comfort and efficiency. The large yard is a gardener's dream with raspberries, gooseberries, cherries, maples, lilacs, clematis, horseradish, garlic chives, and asparagus already established. Enjoy small-town living with room to grow, space for a future garage, and plenty of potential to make this property your own!



#### **Essential Information**

MLS® # A2267316 Price \$275,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,124

Acres 0.16

Year Built 1910

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**







Address 119 47 Avenue W

Subdivision NONE

City Claresholm

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L 0T0

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad

### **Interior**

Interior Features Ceiling Fan(s), Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None

#### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Back Yard, City Lot, Garden

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete, Block, Other

## **Additional Information**

Date Listed October 26th, 2025

Days on Market 1

Zoning R1

## **Listing Details**

Listing Office MaxWell Capital Realty

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