

**5213 2nd Street West
Claresholm, Alberta**

MLS # A2277205

\$214,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,346 sq.ft.	Age:	1927 (99 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: New Refrigerator, Dishwasher, Stove, Washer/ Dryer, Window coverings and blinds.

This affordable, well-maintained single-level bungalow offers approximately 1,262 sq. ft. of comfortable living space with 2 bedrooms and 1 bathroom;ideal for seniors, retirees, or young families. Step inside to a bright and spacious living and dining area featuring a charming built-in china cabinet. The kitchen offers white cabinetry and a cozy dining area, perfect for everyday meals. Just off the kitchen are two well-sized bedrooms and a four-piece bathroom. The main level is completed by a large laundry, boot, coat, and storage room conveniently located off the back entrance. Additional highlights include a detached garage, some updated windows, and a spacious lot. Located in the welcoming Town of Claresholm;known for its small-town charm, excellent schools, hospital, golf course, and strong sense of community;this home is set in a quiet area with a fully fenced yard and mature trees providing privacy and a peaceful outdoor setting. Enjoy the convenience of being close to downtown, schools, local restaurants, shops, parks, the public library, and all amenities.