

**119 47 Avenue W
Claresholm, Alberta**

MLS # A2277385



\$267,500

Division: NONE

Type: Residential/House

Style: 1 and Half Storey

Size: 1,124 sq.ft. **Age:** 1910 (116 yrs old)

Beds: 3 **Baths:** 1

Garage: Parking Pad

Lot Size: 0.16 Acre

Lot Feat: Back Lane, Back Yard, City Lot, Garden

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt, Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: Stucco

Zoning: R1

Foundation: Block, Other, Poured Concrete

Utilities: -

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

Inclusions: N/A

Charming Character home on a spacious lot in Claresholm! This 1.5-storey detached home features 3 bedrooms and 1 bathroom—ideal for first-time buyers or those looking to downsize. Recent upgrades include a NEW furnace and NEW 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!