

**408 49 Avenue E
Claresholm, Alberta**

MLS # A2284813

\$247,700



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	791 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, dishwasher, washer, dryer, deep freeze

This inviting home offers a practical 3-bedroom layout on a spacious lot. The upper level is bright and welcoming, featuring two bedrooms, a 4-piece bathroom, a functional kitchen, and a sunny living room with a large south-facing window—perfect for relaxing and soaking up the natural light. The lower level includes an additional bedroom, a 3-piece bathroom (ready to be drywalled and finished), laundry and storage areas, plus versatile space that can be customized to suit your lifestyle. Whether you envision a family room, home office, hobby area, or extra bedroom, the options are endless. Over the years, the home has seen several updates, including a newer roof, furnace, hot water tank, electrical system, windows, and some updated flooring and paint. Outside, the generous lot offers plenty of possibilities—whether it's adding a garage or workshop, parking an RV, or creating a private outdoor retreat. Located in Claresholm, a friendly small town in southern Alberta along Highway 2 between Calgary and Lethbridge, this community offers a welcoming atmosphere with essential amenities including schools, healthcare, shopping, recreation facilities, and parks. Claresholm provides a peaceful small-town lifestyle while maintaining convenient access to larger urban centres—making it an ideal choice for families, retirees, and commuters alike.