

# \$440,000 - 526 50a Avenue W, Claresholm

MLS® #A2225098

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.20 Acres

NONE, Claresholm, Alberta

Welcome to this well-maintained and upgraded bi-level home, ideally situated on a large, irregularly shaped lot with convenient back alley access. From the moment you step inside, you'll appreciate the bright and open main floor featuring a spacious living room with large south-facing windows and a cozy wood-burning fireplace as the focal point. The open-concept layout flows seamlessly into the kitchen and dining area, perfect for everyday living and entertaining. The kitchen offers plenty of space with oak cabinetry, an eat-up counter, and a lovely view of the backyard. Step through the garden doors from the dining room onto your expansive back deck, complete with a pergola for shade—ideal for relaxing or summer gatherings. The main floor also includes a beautifully updated 4-piece bathroom and three comfortable bedrooms, including the primary suite with its own private 3-piece ensuite. Downstairs, the partially finished basement provides a fantastic opportunity to create additional living space, with a family room, 3-piece bathroom, storage room, and plenty of room to add extra bedrooms if needed. Outside, the fully fenced backyard is a dream for those needing space—whether it's for kids, pets, toys, or RVs. You'll also love the large detached garage, in floor heat with a sump—perfect for working year-round. Located not far from the Lions Park and within easy walking distance to downtown amenities and local schools, this



home combines comfort, convenience, and potential.

Built in 1976

### **Essential Information**

MLS® #	A2225098
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,030
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	526 50a 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	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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