\$492,500 - 405 52 Avenue E, Claresholm

MLS® #A2234212

\$492,500

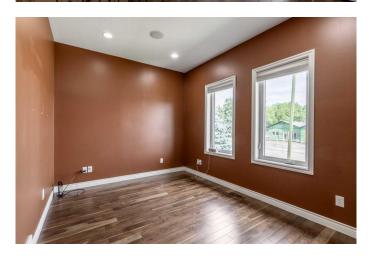
4 Bedroom, 4.00 Bathroom, 1,460 sqft Residential on 0.16 Acres

NONE, Claresholm, Alberta

As you step out onto the back deck of this 2007 home, you are in your own private park with aspens, grapes, and an apple tree. There is a patio/fire pit area to gather around and raised garden beds along with perennials. This spacious house has a wrap around deck on two sides plus a rear deck that also can be accessed from the master bedroom. The front entry brings you in past the office and a bedroom to the large open concept living room with a gas fireplace and vaulted ceiling. The adjacent dining room over looks the side deck and why not make the most of dining on the covered deck. In the kitchen there are a generous amount of beautiful custom cabinetry with under mount plant lights so you can grow a few herbs to add to your meals. The pantry has a rolling shelf unit so your baking supplies can come to the kitchen and then back out of sight once the cookies are made. The spacious master bedroom has a 5 piece ensuite with a walk-in closet and you can relax and shut out the world. Downstairs is a large family room and two large bedrooms along with another 4 piece bathroom, all made comfortable with in floor heating. High ceilings and large windows give a great sense of spaciousness to these rooms. Beyond the laundry room is a storage room and a cold storage area. The double detached garage is insulated and heated with a 3 piece bathroom and storage area. Along side the garage is room for your RV with power/water/and septic hookups. The Seniors lodge across the street







will be finished in November and there is east side school bus pickup. Intrigued? Book a showing and imagine your family making the most of this fabulous property!

Built in 2007

Essential Information

MLS®# A2234212 Price \$492,500

Bedrooms 4 Bathrooms 4.00

Full Baths 4

Square Footage 1,460 0.16 Acres Year Built 2007

Type Residential Sub-Type Detached Style Bungalow

Status Active

Community Information

Address 405 52 Avenue E

Subdivision NONE

City Claresholm

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

Province Alberta Postal Code TOL OTO

Amenities

Utilities Electricity Connected, Garbage Collection, Natural Gas Connected,

Sewer Connected, Water Connected

3 **Parking Spaces**

Parking Alley Access, Double Garage Detached, Garage Door Opener, Heated

Garage, Insulated, 220 Volt Wiring

of Garages 2

Interior

Interior Features Central Vacuum, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Natural Woodwork, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas, Boiler

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Glass Doors, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard, RV Hookup

Lot Description Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025

Days on Market 49 Zoning R1

Listing Details

Listing Office MaxWell Capital Realty

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