

# \$275,000 - 113 48 Avenue W, Claresholm

MLS® #A2240177

**\$275,000**

3 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 0.19 Acres

NONE, Claresholm, Alberta

Looking to own a great legacy home in Claresholm? Welcome to 113 48 Ave W! This 2 story home is perfect for those looking for a fun project. The main floor features a huge family room, a living room, and a big dining room. The kitchen is complete with an island and plenty of room for nightly cooking. Laundry can be found on this level as well as a 3pc bathroom. Upstairs has all three bedrooms including a sizable primary bedroom. The home also has all the original hardwood flooring on both the main and second level. Outside you have a huge yard and a detached single garage. This home has tons of possibilities and once renovated, it will be the talk of the town! Contact your favourite REALTOR® today!

Built in 1930

## Essential Information

MLS® #	A2240177
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,295
Acres	0.19
Year Built	1930
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	113 48 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	Gravel Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	12
Zoning	RESI

### Listing Details

Listing Office                      Onyx Realty Ltd.

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