

\$294,900 - 305 53 Avenue E, Claresholm

MLS® #A2237999

\$294,900

2 Bedroom, 1.00 Bathroom, 1,082 sqft

Residential on 0.15 Acres

NONE, Claresholm, Alberta

305 53 Ave E, Claresholm â€“ Fully
Renovated Gem with a Dream Backyard

Welcome to 305 53 Ave E â€“ where small-town charm meets move-in-ready comfort. In Claresholm, this beautifully renovated home offers unbeatable value under \$300,000. From top to bottom, every detail has been thoughtfully updated, making it the perfect opportunity for retirees looking to downsize, first-time homebuyers eager to get into the market, or investors seeking a turnkey rental.

Step inside and youâ€™ll instantly feel at home. Fresh modern finishes, updated flooring, and a light, airy feel flow throughout. The kitchen is crisp and functional. For goodness sakes you can watch a YOUTUBE video on your fridge to learn how to cook! or play music through its Bose speakers to get the perfect ambience. The living space is warm and invitingâ€”ideal for cozy nights or casual entertaining.

But the real showstopper? The backyard. Itâ€™s absolutely massiveâ€”made for grilling, gathering, or just stretching out and enjoying some peace and quiet. The huge deck is ready for summer BBQs, while the charming â€œshe shedâ€• offers the perfect bonus space for hobbies, storage, or a private little retreat. Thereâ€™s plenty of off-street parking



out back, plus space for a garage if you choose to build!

Living in Claresholm means enjoying all the perks of a supportive and connected community. The town offers great local schools, a hospital, shopping, and a wide range of recreational amenities—including the incredible indoor aquatic center complete with a pool, waterslide, and fitness area. Claresholm also offers access to community programs for all ages and is just a short drive to larger centers like Lethbridge or Calgary.

Turn the key, unpack, and start living—305 53 Ave E is ready to welcome you home.

Built in 1950

Essential Information

MLS® #	A2237999
Price	\$294,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,082
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	305 53 Avenue E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Electric
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.