

# \$615,500 - 4813 4 Street W, Claresholm

MLS® #A2239923

**\$615,500**

3 Bedroom, 2.00 Bathroom, 1,867 sqft

Residential on 0.48 Acres

NONE, Claresholm, Alberta

Rare Opportunity to Own Nearly Half an Acre  
Within Town Limits!

Discover your own slice of heaven in this beautifully updated 3-bedroom, 2-bath split-level home, offering approximately 2,200 sq ft of comfortable living space on a generous 0.48-acre lot—a rare opportunity that combines space, privacy, and the convenience of town water and sewer.

Extensively renovated in 1997, this home features a newly constructed upper level and basement, a completely redone exterior, and full re-insulation with energy-efficient 2x6 walls. Major systems—including plumbing and electrical—were also upgraded, offering peace of mind for years to come. The majority of windows have been updated for energy efficiency and natural light—along with the added benefit of three solar tube skylights that fill the home with soft, natural light.

Step onto the covered front deck and enter a welcoming foyer that leads into a sun-drenched living room with hardwood floors and warm, inviting character.

The kitchen was fully renovated in 2020, showcasing quartz countertops, upgraded appliances, stylish hardware and fixtures, a center island, tile backsplash, and a large walk-in pantry—blending modern functionality with elegant design.



The bright dining area connects seamlessly to an office space, followed by a flexible hobby room –perfect for a sewing , craft space, kids playroom, workshop, additional office, or bedroom . A convenient main-floor laundry area leads to the backyard patio, making everyday living and entertaining effortless.

A bedroom and a 3-piece bathroom complete the main floor.

Upstairs, you'll find a private primary suite and an additional spacious bedroom, along with a beautifully updated 4-piece bathroom (2017) featuring a jetted tub for your end-of-day retreat.

The lower level offers a spacious 480 sq ft recreation room with a cozy gas fireplace—ideal for family gatherings, movie nights, or game-day hosting. This area also provides the potential for a fourth bedroom, if needed.

Outside, the home features a 31' x 23' oversized double garage that's heated, insulated, and drywalled—perfect for vehicles, storage, or a workshop. The expansive yard includes a green house , large garden area, underground sprinklers, and abundant room for kids, pets, and outdoor living.

The back patio is a true private retreat—enhanced with privacy screens and surrounded by established perennial plants, creating a tranquil, low-maintenance oasis.

This is a rare opportunity to enjoy space, comfort, thoughtful updates, and municipal services—all in a prime in-town location.

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239923      |
| Price          | \$615,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,867         |
| Acres          | 0.48          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4813 4 Street W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0T0                       |

## Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, Stall |
| # of Garages   | 2                                                                         |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows, Solar Tube(s) |
| Appliances        | Other                                                                              |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, See Remarks                                                              |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                             |
| Lot Description   | Back Yard, Brush, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Backs on to Park/Green Space, Treed |
| Roof              | Asphalt Shingle, Asphalt                                                                                         |
| Construction      | Stucco                                                                                                           |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 45              |
| Zoning         | R               |

### **Listing Details**

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM) |
|----------------|----------------------------------------------|

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