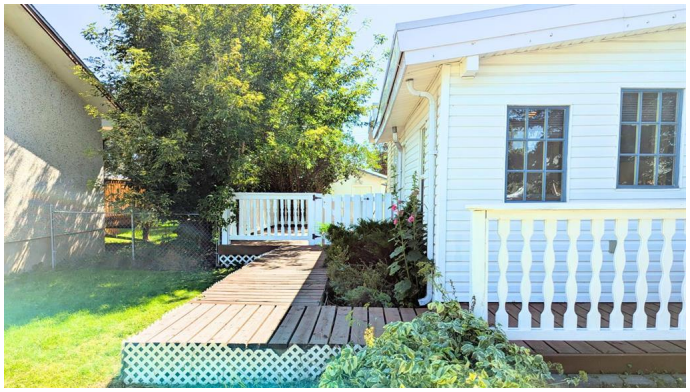
# $359,000 - 523 51 Avenue W, Claresholm

MLS® #A2251280

**$359,000**
3 Bedroom, 2.00 Bathroom, 1,456 sqft
Residential on 0.16 Acres



NONE, Claresholm, Alberta

Welcome to this solid family home, ready for a new family to make it their own! Conveniently located near schools, this property offers both comfort and functionality. The efficient galley kitchen overlooks the cozy family room and connects to a dining area complete with a handy coffee nook. Sunlight fills the spacious living room, where beautiful hardwood floors flow seamlessly through the kitchen, dining, and hallway. The main floor also features three bedrooms and a full four-piece bathroom. Perfect for gatherings, the large family room on the main level provides plenty of space for entertaining or a spot for the kids to stretch out. Downstairs, youâ€™ll find a generous rec room, a three-piece bathroom, laundry/utility area, a bonus craft room, ample storage, and a cold room. Outside, the mature yard offers shade, shelter, and alley access to the single garage. The east-facing deck includes a fenced dog runâ€”ideal for pet owners. Quick possession is available, so donâ€™t waitâ€”call today to book your showing!

Built in 1968

## Essential Information

| | |
|---|---|
| MLS® # | A2251280 |
| Price | $359,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |

| | |
|---|---|
| Square Footage | 1,456 |
| Acres | 0.16 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 523 51 Avenue W |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

## Amenities

| | |
|---|---|
| Utilities | Garbage Collection, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

## Interior

| | |
|---|---|
| Interior Features | Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s), Wet Bar, Wood Windows |
| Appliances | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Storage, Dog Run |
| Lot Description | Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Rectangular Lot |
| Roof | Rolled/Hot Mop |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | August 25th, 2025 |
| Days on Market | 5 |
| Zoning | R1 |

## Listing Details

| | |
|---|---|
| Listing Office | MaxWell Capital Realty |

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