$440,000 - 227 53 Avenue E, Claresholm

MLS® #A2192048

$440,000

0 Bedroom, 0.00 Bathroom, 2,689 sqft
Multi-Family on 0.38 Acres

NONE, Claresholm, Alberta

GREAT investment opportunity in the thriving community of Claresholm! This suited duplex features TWO 2-bedroom, 1-bathroom units and TWO 1-bedroom, 1-bathroom units, PLUS a double carport joining each side of this duplex, all wrapped up in sweet 1960s charm. Buy it and keep it as is, or switch things up and renovate it into two larger units with a single carport or garage each side. Or start with a clean slate and build a fresh new complex on this massive 132 x 125 foot fully serviced lot in an excellent location. Loads of possibilities here! All units are currently rented, with room for rental increases on all units.

Built in 1963

Essential Information

MLS® #	A2192048
Price	$440,000
Bathrooms	0.00
Square Footage	2,689
Acres	0.38
Year Built	1963
Type	Multi-Family
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	227 53 Avenue E

Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

Amenities

| Parking Spaces | 8 |
| Parking | Attached Carport, Driveway, Front Drive |

Interior

Interior Features	Skylight(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Membrane
Construction	Concrete, Other

Additional Information

Date Listed	August 20th, 2025
Days on Market	49
Zoning	R2

Listing Details

| Listing Office | CIR REALTY |