

# \$375,000 - 313 52 Avenue E, Claresholm

MLS® #A2246303

## \$375,000

5 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.17 Acres

NONE, Claresholm, Alberta

This spacious and welcoming home offers 2 bedrooms on the main floor and 3 in the mostly developed basement, all complemented by stylish modern updates. The large front living room features a north-facing picture window, vaulted tongue-and-groove ceiling, and rustic laminate flooring, creating a warm and inviting atmosphere. The generous dining area flows into the kitchen, complete with stainless appliances—including double ovens—updated countertops, and an over-the-sink window with a lovely view of the backyard. The main floor also includes two well-sized bedrooms and a tastefully updated 4-piece bathroom. Downstairs, you'll find three additional bedrooms, a cozy family room with a charming reading nook under the stairs, and custom built-in storage. A large utility room houses the laundry area, along with a 3-piece bathroom. The low-maintenance yard features gravel and concrete, with back alley access to an oversized double garage/man cave, heated by propane. This move-in-ready home has seen numerous updates, including furnace, hot water tank, air conditioning, most windows and doors, and much more. All that's left is for you to add your personal touch and make it your own.

Built in 1969

## Essential Information

MLS® #

A2246303



Price	\$375,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	313 52 Avenue E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed                August 12th, 2025  
Zoning                      R1

**Listing Details**

Listing Office              Century 21 Foothills Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.