

\$424,900 - 5323 2a Street E, Claresholm

MLS® #A2248897

\$424,900

3 Bedroom, 2.00 Bathroom, 1,329 sqft
Residential on 0.22 Acres

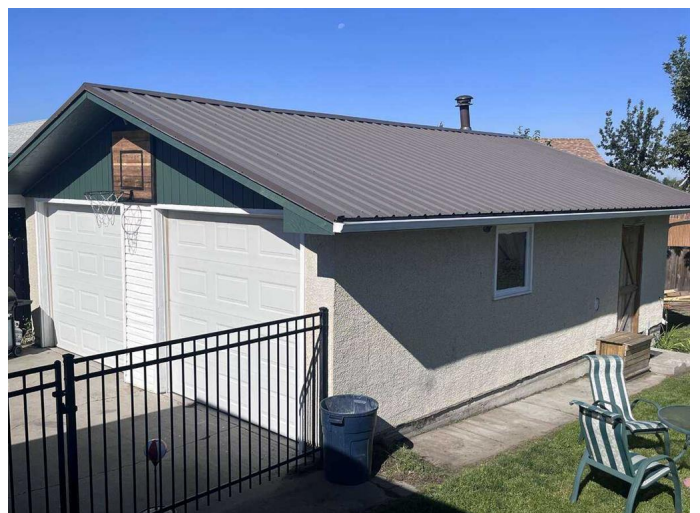
NONE, Claresholm, Alberta

For more information, please click the "More Information" button.

Discover the perfect blend of comfort, charm, and location in this beautifully maintained 3+ bedroom, 2-bath home, set on an oversized fenced lot just steps from Patterson Park.

Offering 1,329 sq. ft. on the main floor plus an undeveloped basement of equal size, there's endless room to live, play, and grow. The bright open-concept kitchen, dining, and living space—anchored by a cozy wood-burning fireplace—creates the ideal setting for family gatherings and entertaining friends. The spacious primary suite includes an ensuite with generous closet space and a new tiled shower with a glass door.

Additionally, two more large bedrooms, a versatile den that doubles as a fourth bedroom, and a main bath with convenient back entry access make daily life a breeze. Recent updates include fresh carpet and durable rigid core vinyl tile, complementing warm wood floors. Outside, a 24x30 detached double garage and large paved driveway provide plenty of space for vehicles—or as a canvas for kids' chalk art on sunny afternoons. The home also features low-maintenance metal roofs and a massive fenced backyard perfect for play and summer barbecues. All of this on a quiet street close to schools, parks, and amenities, making this move-in ready property the lifestyle you've been searching for.



Built in 1977

Essential Information

MLS® #	A2248897
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,329
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5323 2a Street 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	Bathroom Rough-in, Ceiling Fan(s), French Door, Open Floorplan, Wood Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, ENERGY STAR Qualified Appliances
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Lot Description	Back Yard, Irregular Lot, Lawn, Pie Shaped Lot
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.