

\$419,000 - 664 49 Avenue W, Claresholm

MLS® #A2259719

\$419,000

3 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.15 Acres

NONE, Claresholm, Alberta

Welcome to this ideal family home, perfectly situated just a stoneâ€™s throw from Lions Park and within easy walking distance to downtown, schools, and scenic walking paths. This inviting split-level home truly has it all. Step inside to discover a charming farmhouse-style galley kitchen featuring a corner pantry, ample cabinetry, and generous counter space. The spacious dining area flows seamlessly into the large living room, where south-facing windows fill the space with natural light. From the dining room, step into the bright sunroom â€“ the perfect spot to enjoy your morning coffee or unwind after a long day. Upstairs, youâ€™ll find a 4-piece bathroom with convenient access from the spacious primary bedroom, which overlooks the private backyard. Two additional bedrooms complete the upper level, offering plenty of space for family or guests. The lower level features a cozy family room anchored by a gas fireplace, a convenient office nook, a generous laundry area, and a 2-piece bath. The basement level provides a versatile games or theater room plus additional storage. Enjoy the convenience of an attached single garage and the privacy of a large, fully fenced backyard. Mature trees provide shade and character, while the expansive deck offers plenty of room for entertaining. With back alley access and a side walking path, this home is both welcoming and practical â€“ ready for you to move in and fall in love.



Built in 1976

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2259719 |
| Price | \$419,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,229 |
| Acres | 0.15 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 664 49 Avenue W |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Baseboard, Boiler |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|--------------------|
| Date Listed | October 12th, 2025 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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