

# \$329,900 - 4705 3 Street W, Claresholm

MLS® #A2261069

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.17 Acres

NONE, Claresholm, Alberta

Welcome to your ideal bungalow! Just a few blocks from downtown, this charming home combines classic character with thoughtful updates. Step inside to a bright and spacious living room highlighted by a large east-facing picture window and stunning original hardwood floors that flow through much of the main level. The renovated kitchen offers plenty of function and style, featuring a center island with sink and an adjoining dining area perfect for family meals or entertaining. Two generously sized bedrooms and a 4-piece bathroom complete the main floor. Conveniently located off the back entrance, the laundry area boasts an abundance of cabinets, folding counters, and space for a stand-up freezer. Downstairs, youâ€™ll find a mostly finished basement with plenty of storage, workshop area, a cozy rec room, additional good-sized bedrooms, and an oversized 4-piece bathroom complete with a large tub. Outside, the backyard is full of potential with room for a garden, outdoor toys, or future projects. Side alley access and a single carport add to the functionality of this property. This is a wonderful opportunity to own a well-cared-for home with both charm and possibilities!

Built in 1973

## Essential Information

MLS® #                   A2261069

Price                     \$329,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,094       |
| Acres          | 0.17        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4705 3 Street W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 4                   |
| Parking        | Off Street, Carport |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 1                    |
| Zoning         | R1                   |

### **Listing Details**

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

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