

\$345,000 - 512 52 Avenue W, Claresholm

MLS® #A2271085

\$345,000

3 Bedroom, 2.00 Bathroom, 1,010 sqft
Residential on 0.15 Acres

NONE, Claresholm, Alberta

This beautifully cared-for 3 bedroom, 2 bathroom bungalow blends comfort, charm, and modern upgrades. Enjoy a bright, natural layout with vinyl flooring, warm wood accents, and generous bedroom sizes. The kitchen features a built-in breakfast bar and stainless steel appliances, while the developed basement offers abundant storage and additional living space.

Situated on a spacious, fenced lot with mature trees, berry bushes, and garden space, the outdoor area is pleasant and functional. A heated, oversized double detached garage adds year-round convenience. With upgraded mechanicals including hot water on demand and furnace, plus a new roof completed last year, this home is truly move-in ready. Located steps from schools, parks, and amenities, this is an opportunity not to be missed.

Built in 1972

Essential Information

MLS® #	A2271085
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.15
Year Built	1972



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	512 52 Avenue W
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	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Zoning	R1

Listing Details

Listing Office	Real Broker
----------------	-------------

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.