

\$419,999 - 4530 2 Street E, Claresholm

MLS® #A2200043

\$419,999

2 Bedroom, 1.00 Bathroom, 1,157 sqft

Residential on 4.79 Acres

NONE, Claresholm, Alberta

Seize the opportunity to own this delightful 4.79 acre property in the heart of Claresholm! A perfect combination of stepping back in time, while enjoying modern amenities. This unique 1,150 sqft one-level home, exudes charm from every corner, starting with its large mudroom complete with a sink and ample closet space. Inside, you'll find an open-concept kitchen, offering plenty of cabinetry and counter space, with room to add an island to suit your culinary needs. The adjoining formal dining area features a character-filled bay window that bathes the space in natural light, seamlessly flowing into a welcoming living room with 10-foot tray ceilings. The primary bedroom with a spacious closet, and the second bedroom offers a unique walkthrough to a bright den—perfect as a home office or easily convertible into a third bedroom, complete with access to the main floor laundry room. A well-maintained 4-piece bathroom completes this charming layout.

Downstairs, the basement features a tidy mechanical room, updated with a modern furnace, hot water tank, and 125 amp power. Outside, this expansive property offers endless possibilities for toys, animals, and more. A unique workshop complete with office space, a 449 sq ft barn with wood flooring, and the historical Clear Lake School building repurposed as a garage add layers of character and functionality. Whether you're an investor seeking a rare opportunity or simply craving the freedom of



expansive yard space, this property is brimming with potential. Don't miss your chance to own a piece of Claresholm's history with all the space and amenities you need to create your perfect rural retreat.

Essential Information

MLS® #	A2200043
Price	\$419,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,157
Acres	4.79
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	4530 2 Street E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	March 24th, 2025
Days on Market	46
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills Real Estate
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