

# **\$539,900 - 5223 3 Street W, Claresholm**

MLS® #A2226563

**\$539,900**

6 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.24 Acres

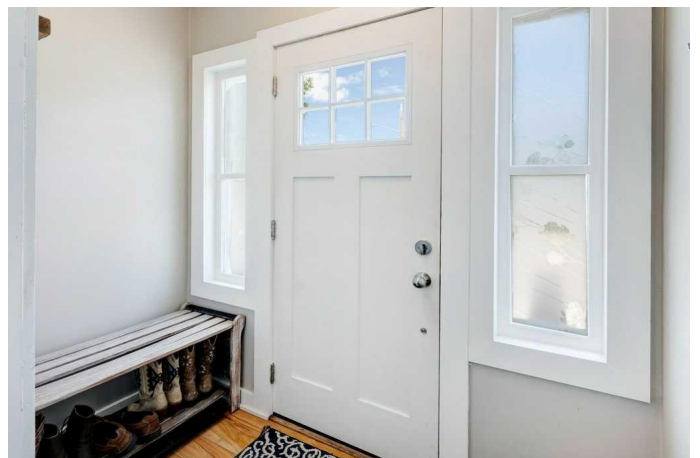
NONE, Claresholm, Alberta

This new price reduced home not only gives you a BIG BANG FOR YOUR BUCK BUT ALSO GIVES YOU OVER 1800 TOTAL living space. Perfect to accommodate extended family or your next investment? This upgraded, move in ready home sits on 6 lots for a total of 10,511 square feet & comes fully fenced. There are 3 bedrooms on each floor so no lack of space here!

Starting with the exterior: new soffits and fascia, new garage siding, newer fence only 2 years old, roof is 7 years old, RV parking with two gates (15 foot openings). Newer fiberglass entry doors, newer windows. New electrical panels in each unit, each unit on separate meters. All permitted 5 years ago. Plus with new wire to the pole and electrical mast. Interior baseboard heaters in upper and lower units and are only five years old. Bonus “oversized double garage, heated and comes with a built in doggie door for your loving pet.

The MAIN level unit of this bungalow is spacious with lots of sunlight. Updated kitchen with stainless appliances, fridge is plumbed for water/ice, a gas stove for the chef in the family, over the range microwave, spacious living and dining room, 3 bedrooms a 4 pce renovated bathroom with a large cupboard. This home has been lovingly updated and is truly move in ready.

The LOWER unit has been completely renovated as well, with egress windows, brings in tons of light, plus an updated kitchen with



fridge, gas stove and OTR microwave, very spacious open floor plan with living room, dining room and three good sized bedrooms. The 4 pce bathroom is renovated with a large cupboard. The lower unit is only 50% below grade level. Claresholm offers a quiet, small-town charm with a lower cost of living compared to larger cities. It has affordable housing, good health and safety services, and a strong sense of community. Amenities are within walking distance, and residents appreciate the friendly neighbors and peaceful environment. Not to mention golfing at The Bridges, the Aquatic Centre, Museum, Amundsen Park & Kin Trail for those walking enthusiasts. Claresholm is an hour south from Calgary and 45 minutes northwest from Lethbridge. This peaceful small town living provides the best of both worlds.

Built in 1953

### **Essential Information**

MLS® #	A2226563
Price	\$539,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.24
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5223 3 Street W
Subdivision	NONE
City	Claresholm

County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, See Remarks
Heating	Baseboard
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Landscaped, Low Maintenance Landscape, See Remarks, Corner Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	96
Zoning	R-SL

### Listing Details

Listing Office	TREC The Real Estate Company
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