\$599,900 - 5223 3 Street W, Claresholm

MLS® #A2226563

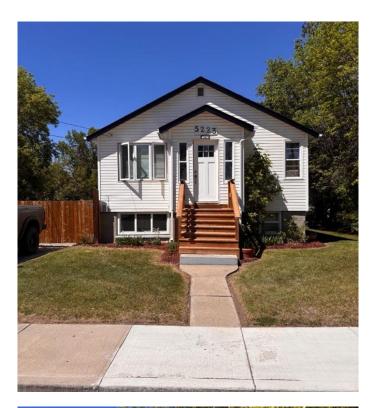
\$599,900

6 Bedroom, 2.00 Bathroom, 960 sqft Residential on 0.24 Acres

NONE, Claresholm, Alberta

ABSOLUTE PRIDE OF OWNERSHIP! You have got to see this awesome property. Looking for a property to accommodate extended family or to just to live in a quiet small town? Well you have just found your new home! This upgraded move in ready home sits on 6 lots for a total of 10,511 square feet and is fully fenced. The pride of ownership is everywhere. Starting with the exterior: new soffits and fascia, upgraded white garage doors, new garage siding, newer fence only 2 years old, roof is 7 years old, RV parking with two gates where you could literally drive in from one side, come around the lot and drive out on the other. Each gate is 15 feet wide - no shortage of room here. New fiberglass entry doors, newer windows. New electrical panels in each unit done with permits & with new mast done to code 5 years old and with new wire to the pole. Interior baseboard heaters are only five years old and on separate meters. A bonus â€" the oversized double garage is heated and comes with a doggie door for fido.

The main level of this bungalow is spacious with lots of sunlight. Updated kitchen with stainless appliances, fridge is plumbed for water and 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 level has been completely renovated as well, with egress windows that bring tons of light as well as an updated kitchen with fridge, a gas stove and OTR microwave, a nice open floor plan with a living room, dining room and three good sized bedrooms. The third bedroom is not shown in photos as it is currently used for storage. The 4 pce bathroom is renovated with a large cupboard.

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 from Calgary and 45 minutes to Lethbridge. This peaceful small town living provides the best of both worlds

Built in 1953

Year Built

Essential Information

MLS® # A2226563 Price \$599,900

Bedrooms 6
Bathrooms 2.00
Full Baths 2
Square Footage 960
Acres 0.24

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

1953

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

Washer/Dryer

Heating Baseboard

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description City Lot, Corner Lot, Landscaped, Low Maintenance Landscape, See

Remarks

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 1st, 2025

Days on Market 14

Zoning R-SL

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

