

\$440,000 - 526 50a Avenue W, Claresholm

MLS® #A2225098

\$440,000

4 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.20 Acres

NONE, Claresholm, Alberta

Welcome to this well-maintained and upgraded bi-level home, ideally situated on a large, irregularly shaped lot with convenient back alley access. From the moment you step inside, you'll appreciate the bright and open main floor featuring a spacious living room with large south-facing windows and a cozy wood-burning fireplace as the focal point. The open-concept layout flows seamlessly into the kitchen and dining area, perfect for everyday living and entertaining. The kitchen offers plenty of space with oak cabinetry, an eat-up counter, and a lovely view of the backyard. Step through the garden doors from the dining room onto your expansive back deck, complete with a pergola for shade—ideal for relaxing or summer gatherings. The main floor also includes a beautifully updated 4-piece bathroom and three comfortable bedrooms, including the primary suite with its own private 3-piece ensuite. Downstairs, the partially finished basement provides a fantastic opportunity to create additional living space, with a family room, 3-piece bathroom, storage room, and plenty of room to add extra bedrooms if needed. Outside, the fully fenced backyard is a dream for those needing space—whether it's for kids, pets, toys, or RVs. You'll also love the large detached garage, in floor heat with a sump—perfect for working year-round. Located not far from the Lions Park and within easy walking distance to downtown amenities and local schools, this



home combines comfort, convenience, and potential.

Built in 1976

Essential Information

MLS® #	A2225098
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,030
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	526 50a 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	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills Real Estate
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