

# \$229,000 - 113 48 Avenue W, Claresholm

MLS® #A2240177

**\$229,000**

3 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 0.19 Acres

NONE, Claresholm, Alberta

Looking to own a great legacy home in Claresholm? Welcome to 113 48 Ave W! This 2 story home is perfect for those looking for a fun project. The main floor features a huge family room, a living room, and a big dining room. The kitchen is complete with an island and plenty of room for nightly cooking. Laundry can be found on this level as well as a 3pc bathroom. Upstairs has all three bedrooms including a sizable primary bedroom. The home also has all the original hardwood flooring on both the main and second level. Outside you have a huge yard and a detached single garage. This home has tons of possibilities and once renovated, it will be the talk of the town! Contact your favourite REALTOR® today!

Built in 1930

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240177    |
| Price          | \$229,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,295       |
| Acres          | 0.19        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 113 48 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        | Single Garage Detached, Gravel Driveway |
| # of Garages   | 1                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Storage |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer                  |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Unfinished, Partial                                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Wood Siding                                 |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 55              |
| Zoning         | RESI            |

### Listing Details

Listing Office

Onyx Realty Ltd.

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