

\$349,000 - 664 49 Avenue W, Claresholm

MLS® #A2259719

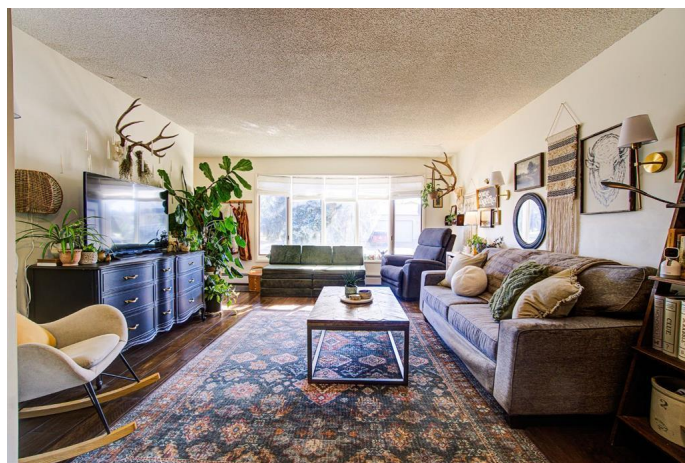
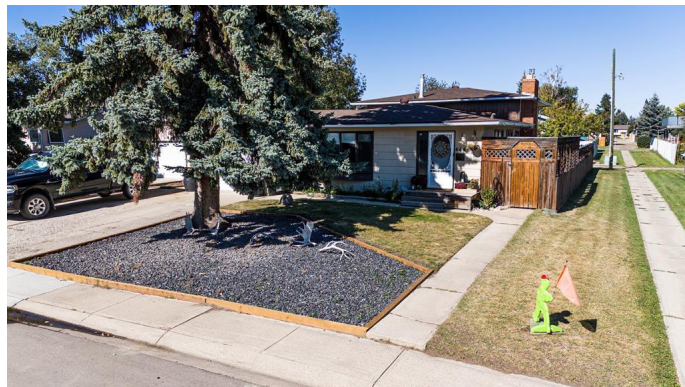
\$349,000

3 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.15 Acres

NONE, Claresholm, Alberta

BIG PRICE IMPROVEMENT!!!! THIS HOME IS ON SALE!!! BE IN FOR CHRISTMAS!!! Donâ€™t let the price change fool you, this home is move in ready!!! This ideal family home, perfectly situated just a stoneâ€™s throw from Lions Park and within easy walking distance to downtown, schools, and scenic walking paths. Inviting split-level home truly has it all. Step inside to discover a charming farmhouse-style galley kitchen featuring a corner pantry, ample cabinetry, and generous counter space. The spacious dining area flows seamlessly into the large living room, where south-facing windows fill the space with natural light. From the dining room, step into the bright sunroom â€“ the perfect spot to enjoy your morning coffee or unwind after a long day. Upstairs, youâ€™ll find a 4-piece bathroom with convenient access from the spacious primary bedroom, which overlooks the private backyard. Two additional bedrooms complete the upper level, offering plenty of space for family or guests. The lower level features a cozy family room anchored by a gas fireplace, a convenient office, a generous laundry area, and a 2-piece bath. The basement level provides a versatile games or theater room plus additional storage. Enjoy the convenience of an attached single garage and the privacy of a large, fully fenced backyard. Mature trees provide shade and character, while the expansive deck offers plenty of room for entertaining. With back alley access and a side walking path, this home is both welcoming and



practical â€” ready for you to move in and fall in love.

Built in 1976

Essential Information

MLS® #	A2259719
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,229
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	664 49 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2025
Days on Market	39
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills Real Estate
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