

# \$492,500 - 405 52 Avenue E, Claresholm

MLS® #A2234212

**\$492,500**

4 Bedroom, 4.00 Bathroom, 1,460 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

As you step out onto the back deck of this 2007 home, you are in your own private park with aspens, grapes, and an apple tree. There is a patio/fire pit area to gather around and raised garden beds along with perennials. This spacious house has a wrap around deck on two sides plus a rear deck that also can be accessed from the master bedroom. The front entry brings you in past the office and a bedroom to the large open concept living room with a gas fireplace and vaulted ceiling. The adjacent dining room over looks the side deck and why not make the most of dining on the covered deck. In the kitchen there are a generous amount of beautiful custom cabinetry with under mount plant lights so you can grow a few herbs to add to your meals. The pantry has a rolling shelf unit so your baking supplies can come to the kitchen and then back out of sight once the cookies are made. The spacious master bedroom has a 5 piece ensuite with a walk-in closet and you can relax and shut out the world. Downstairs is a large family room and two large bedrooms along with another 4 piece bathroom, all made comfortable with in floor heating. High ceilings and large windows give a great sense of spaciousness to these rooms. Beyond the laundry room is a storage room and a cold storage area. The double detached garage is insulated and heated with a 3 piece bathroom and storage area. Along side the garage is room for your RV with power/water/and septic hookups. The Seniors lodge across the street



will be finished in November and there is east side school bus pickup. Intrigued? Book a showing and imagine your family making the most of this fabulous property!

Built in 2007

### **Essential Information**

MLS® #	A2234212
Price	\$492,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,460
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	405 52 Avenue E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, 220 Volt Wiring, Insulated
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, No Smoking Home, Vaulted Ceiling(s),
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	Vinyl Windows, Wired for Sound, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, RV Hookup
Lot Description	Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	63
Zoning	R1

## Listing Details

Listing Office	MaxWell Capital Realty
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