

\$274,800 - 4413 3rd Street W, Claresholm

MLS® #A2217562

\$274,800

3 Bedroom, 1.00 Bathroom, 1,107 sqft
Residential on 0.18 Acres

NONE, Claresholm, Alberta

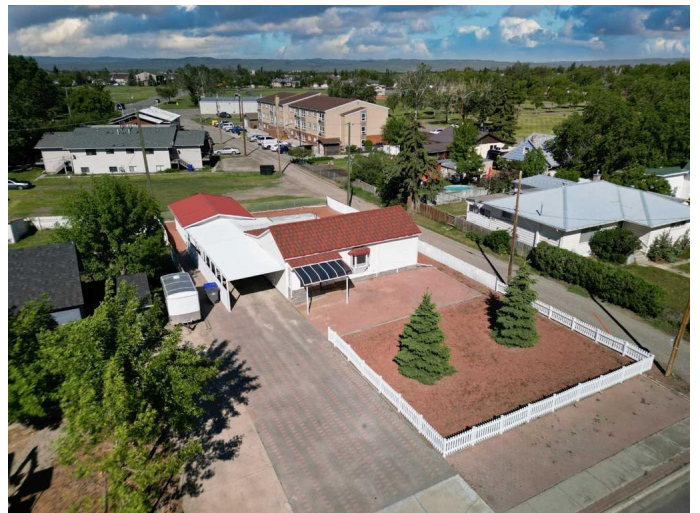
Looking for a bungalow-style home with a low-maintenance yard? This residence features original hardwood flooring in the living room, updated flooring in the bedrooms, back entry, laundry areas, and hallway. It currently includes a 4-piece bathroom,.

The home has newer paint throughout and boasts some updated windows. An upgraded 100 AMP electrical panel installed for modern convenience and safety.

Additionally, the home is equipped with a central vacuum system, adding to the convenience and cleanliness of the living space. The roof is a durable, long-lasting metal roof sprayed with asphalt for extra resilience against harsh weather conditions.

Outside, the property offers a super single garage with electrical, a spacious carport, and a long driveway providing ample parking for RVs and vehicles. At the rear, there's an enclosed patio and covered deck perfect for enjoying summer days. Both the front and back yards are low-maintenance, with the possibility of converting the back yard back to grass or garden space if desired.

Located in the friendly community of Claresholm, this home offers a great location close to Claresholm Hospital, ensuring convenience and comfort. Office picture is virtually staged.



Built in 1946

Essential Information

MLS® #	A2217562
Price	\$274,800
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,107
Acres	0.18
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4413 3rd Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	5
Parking	Off Street, Carport, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Partially Finished

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Low Maintenance Landscape
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	26
Zoning	R1

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
----------------	----------------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.