

# \$269,800 - 4413 3rd Street W, Claresholm

MLS® #A2217562

**\$269,800**

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

NONE, Claresholm, Alberta

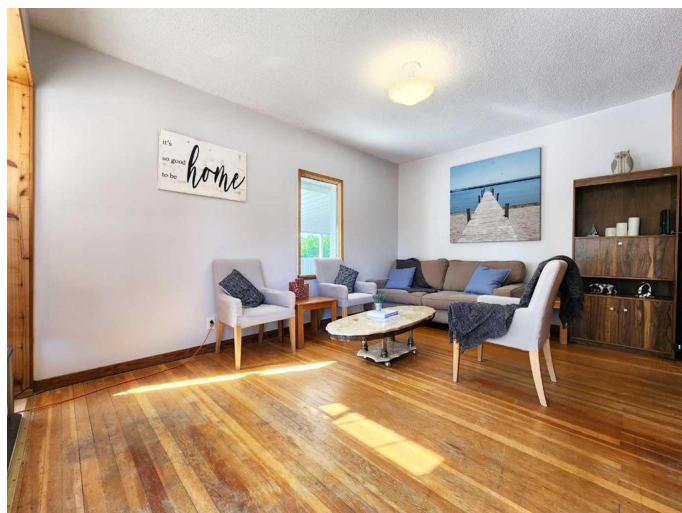
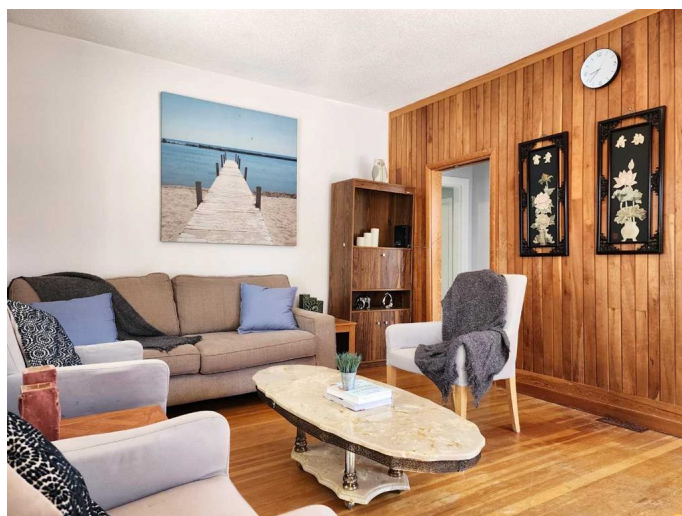
Looking for a bungalow-style home with a low-maintenance yard? This residence features original hardwood flooring in the living room, updated flooring in the bedrooms, back entry, laundry areas, and hallway. It currently includes a 4-piece bathroom,.

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	\$269,800
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	Carport, Off Street, Single Garage Detached
# of Garages	1

### Interior

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

### Exterior

Exterior Features	Private Yard
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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	41
Zoning	R1

**Listing Details**

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