

# \$374,000 - 304 50 Avenue E, Claresholm

MLS® #A2250536

**\$374,000**

5 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.24 Acres

NONE, Claresholm, Alberta

Charming 5-Bedroom Family Home on a Corner Lot in Claresholm. Welcome to this spacious 1,303 sq/ft bungalow on a desirable corner lot in Claresholm, AB. With 5 bedrooms, 2 full bathrooms, and a convenient powder room off the primary suite, this home offers functionality and comfort for the whole family.

Inside, youâ€™ll find a bright and practical layout with plenty of space to spread out. The home boasts tons of storage throughout, perfect for keeping everything organized. The fully fenced yard provides privacy and security, with ample room for kids, pets, or a garden. Thereâ€™s also space for RV parking in addition to the single detached garage.

Living in Claresholm comes with incredible benefitsâ€”this welcoming community offers excellent schools, healthcare including a full hospital, shopping, restaurants, an indoor pool, arena, curling rink, and a vibrant arts and recreation scene. Outdoor enthusiasts will love the parks, pathways, and nearby lakes, while the townâ€™s central location along Highway 2 makes commuting to Calgary or Lethbridge a breeze.

If youâ€™re searching for a home with plenty of bedrooms, storage, and the perks of small-town living, this Claresholm gem is waiting for you! Check out the virtual tour!

Built in 1961

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2250536    |
| Price          | \$374,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,303       |
| Acres          | 0.24        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 304 50 Avenue E              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Off Street, RV Access/Parking, RV Gated, Single Garage Detached |
| # of Garages   | 1                                                               |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Rain Barrel/Cistern(s) |
| Lot Description   | Back Yard, Corner Lot  |
| Roof              | Metal                  |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 75                |
| Zoning         | Residential       |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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.