

# \$369,000 - 620 46 Avenue W, Claresholm

---

MLS® #A2211007

**\$369,000**

3 Bedroom, 3.00 Bathroom, 1,090 sqft

Residential on 0.13 Acres

NONE, Claresholm, Alberta

Under contract! The perfect home to downsize to and still be comfortable. This 1090 sqft. duplex with a cathedral ceiling offers a gas fireplace in the living room with views out to the back deck (gas BBQ hook up) and beyond.

The back yard has a separate area for a garden and backs onto pastures with foxes and deer with the occasional horse or two. No neighbours behind you for quite a distance! The well-appointed kitchen is brightly lit with the large east and south windows; an efficient space to bake cookies with grandkids at the island or Easter dinner. And with the dining area situated in between, everyone can be included in the conversations. The large master bedroom overlooks the back yard and has a walk-in closet plus a 4-piece ensuite. The bonus room can be your office, craft or yoga room and still offer a place for an overnight guest. Another 4-piece bathroom and laundry round out the main floor. Downstairs you will find 2 more bedrooms with egress windows letting in plenty of light and a 4-piece bathroom. The electric fireplace in the family room adds to the coziness in the colder months. The double garage has plenty of storage and a work bench. Does this sound like your next home? Book a showing and see for yourself.

Built in 2003

## Essential Information



MLS® #	A2211007
Price	\$369,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,090
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	620 46 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Blower Fan

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Rectangular Lot, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.