

\$259,000 - 130 45 Avenue W, Claresholm

MLS® #A2267655

\$259,000

4 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.10 Acres

NONE, Claresholm, Alberta

Welcome to this beautifully cared-for 951 sq ft bungalow, offering a warm and inviting atmosphere throughout. Featuring four bedrooms and two bathrooms, this home provides plenty of space for family living or guests. The layout is bright and functional, with a fully finished lower level that adds additional comfort and flexibility. Step outside to enjoy the covered back deck – perfect for relaxing or entertaining – and appreciate the convenience of a heated garage for year-round use. Situated in a great location close to schools, parks, and everyday amenities, this property has been well taken care of and is ready for new owners to move right in.

Built in 1994

Essential Information

MLS® #	A2267655
Price	\$259,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	130 45 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.