

# \$399,000 - 324 51 Avenue W, Claresholm

MLS® #A2230161

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,423 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

If you've been searching for a home brimming with warmth, charm, and timeless character—look no further. This inviting property perfectly blends original details with thoughtful updates, all nestled on a beautifully landscaped corner lot just minutes from downtown. The main floor features stunning original hardwood floors, solid wood baseboards and trim, and a welcoming open-concept layout. The cozy corner kitchen showcases one-of-a-kind cabinetry, newer countertops and backsplash, and easy-care vinyl flooring. The spacious dining area flows seamlessly into the living space, creating a bright and connected feel throughout. Three bedrooms are located on the main floor, including a sun-filled primary bedroom with a large closet. A full 4-piece bathroom completes this level. Step down to the ground-level floor and you'll find a spacious mudroom with side entry, a huge coat closet, and access to a cozy, rustic family room—complete with a corner wood-burning stove and garden doors that open to your ground-level covered patio. The fully developed basement offers excellent flexibility with a fourth bedroom, a renovated 3-piece bathroom, cold storage, a games or family room area, and a spacious guest retreat that brings in warm, farmhouse charm. The backyard is nothing short of spectacular. It's been beautifully designed for both entertaining and quiet enjoyment, with a large covered deck featuring composite flooring, built-in seating, and a gas line for your BBQ.



Thereâ€™s also a covered games area, raised garden beds, vibrant flower beds, and a cozy firepit spaceâ€”creating a true backyard oasis on this private, tastefully landscaped corner lot. For those who need extra room for projects or storage, the oversized double detached garage offers plenty of space, complete with workbenches, built-in storage, and even a sinkâ€”ideal for hobbyists or weekend warriors. This one-of-a-kind home is filled with character and practical features, all in a convenient location just a short stroll from downtown. Itâ€™s move-in ready and absolutely worth seeing in person.

Built in 1940

**Essential Information**

MLS® #	A2230161
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,423
Acres	0.16
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	324 51 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

**Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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