

\$449,000 - 237 53 Avenue E, Claresholm

MLS® #A2237785

\$449,000

3 Bedroom, 2.00 Bathroom, 1,809 sqft

Residential on 0.26 Acres

NONE, Claresholm, Alberta

Have you ever dreamed of stepping back into the 1950s? This stunning custom-built, one-owner home truly captures the charm of the era. Perfectly situated on a large lot on the east side of Claresholm, this 1 ½ story beauty offers both timeless character and plenty of space to make it your own. From the moment you arrive, you'll appreciate the double attached garage and welcoming exterior. Inside, the heart of the home is the authentic 1950s kitchen, a nostalgic nod to the past. Original hardwood floors flow throughout the main level—some covered—adding warmth and character. The formal dining room overlooks the backyard, while the spacious living room offers the same view and features a vintage gas fireplace as its focal point. One large bedroom and an office with built-in shelving provide main-floor convenience, along with a 3-piece bathroom updated with a modern walk-in shower. Upstairs, you'll find two oversized bedrooms brimming with potential, plus another 3-piece bathroom awaiting your personal touch. The basement is mostly developed and full of personality, complete with a unique games room/man cave, a faux fireplace feature wall, and a wet bar—a perfect space for entertaining. Step outside and enjoy the large backyard with mature trees, plenty of room for a garden, a play area, or even the potential option of adding a second garage. With back alley access, RV parking is no problem. And the location can't be beat—you're just a



block away from Paterson Park, the Legion, and so much more. This home is a rare opportunity to own a piece of history while adding your own modern touches. Donâ€™t miss it!

Built in 1954

Essential Information

MLS® #	A2237785
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,809
Acres	0.26
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	237 53 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	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	15
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills Real Estate
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