

# \$219,000 - 113 48 Avenue W, Claresholm

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MLS® #A2240177

**\$219,000**

3 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 0.19 Acres

NONE, Claresholm, Alberta

Looking to own a great legacy home in Claresholm? Welcome to 113 48 Ave W! This 2 story home is perfect for those looking for a fun project. The main floor features a huge family room, a living room, and a big dining room. The kitchen is complete with an island and plenty of room for nightly cooking. Laundry can be found on this level as well as a 3pc bathroom. Upstairs has all three bedrooms including a sizable primary bedroom. The home also has all the original hardwood flooring on both the main and second level. Outside you have a huge yard and a detached single garage. This home has tons of possibilities and once renovated, it will be the talk of the town! Contact your favourite REALTOR® today!

Built in 1930

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240177    |
| Price          | \$219,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,295       |
| Acres          | 0.19        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 113 48 Avenue W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 4                                       |
| Parking        | Gravel Driveway, Single Garage Detached |
| # of Garages   | 1                                       |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Storage, Ceiling Fan(s) |
| Appliances        | Dryer, Refrigerator, Washer, Stove(s)                  |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Electric                                               |
| Has Basement      | Yes                                                    |
| Basement          | Partial                                                |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Storage                                                 |
| Lot Description   | Back Lane, Back Yard, Lawn, Street Lighting, Front Yard |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame, Wood Siding                                 |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 109             |
| Zoning         | RESI            |

### Listing Details

Listing Office                      Onyx Realty Ltd.

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