

# \$389,000 - 324 51 Avenue W, Claresholm

MLS® #A2230161

**\$389,000**

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          | \$389,000     |
| 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 | 20              |
| Zoning         | R1              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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