

# \$418,800 - 5316 3 Street E, Claresholm

MLS® #A2208026

**\$418,800**

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.26 Acres

NONE, Claresholm, Alberta

Extensively Renovated Charmer with Massive Yard & Heated Garage in Claresholm

Have you been dreaming of a fully renovated, move-in ready home with room for everything—RV, garden, toys, and more?

This beautifully updated property checks all the boxes with a massive yard, side alley access, and a spacious 21'4" x 25'5" heated double detached garage. Step inside to discover a stunning farmhouse-style eat-in kitchen, complete with butcher block countertops, a deep farm sink, stainless steel appliances, subway tile backsplash, wood accent wall, and direct access to your backyard oasis. The sun-filled living room boasts near floor-to-ceiling west-facing windows that flood the space with natural light. The main floor offers three bedrooms, including a primary bedroom with backyard views, and rich hardwood flooring in two of the rooms. A modern 4-piece bathroom completes the main level. Downstairs, the fully finished basement is perfect for relaxing or entertaining. Enjoy the cozy stone-wood-burning fireplace in the spacious family room, and a chic built-in bar area with wine fridge. A glass-enclosed flex room makes an ideal office, gym, or could easily be converted into a fifth bedroom. You'll also find a fourth bedroom, a rustic 3-piece bathroom, and a functional laundry/storage area. Outside, the expansive yard is your private retreat—featuring a ground-level stone patio with firepit, mature trees, raised



garden boxes in a fenced garden area, and full fencing for privacy and security. While the hot tub isn't included, the perfect pad is in place and ready for your own. Located across from Patterson Park in a family-friendly neighborhood, this home is just an hour south of Calgary, 45 minutes to Okotoks or Lethbridge offering the perfect blend of small-town living and big-time convenience. This is the one you've been waiting for move-in ready, beautifully updated, and full of possibilities. Come see it for yourself and fall in love with Claresholm living.

Built in 1965

### Essential Information

MLS® #	A2208026
Price	\$418,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.26
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5316 3 Street 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 Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Lawn, Other
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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