

\$419,999 - 4530 2 Street E, Claresholm

MLS® #A2200043

\$419,999

2 Bedroom, 1.00 Bathroom, 1,157 sqft

Residential on 4.79 Acres

NONE, Claresholm, Alberta

Seize the opportunity to own this delightful 4.79 acre property in the heart of Claresholm! A perfect combination of stepping back in time, while enjoying modern amenities. This unique 1,150 sqft one-level home, exudes charm from every corner, starting with its large mudroom complete with a sink and ample closet space. Inside, you'll find an open-concept kitchen, offering plenty of cabinetry and counter space, with room to add an island to suit your culinary needs. The adjoining formal dining area features a character-filled bay window that bathes the space in natural light, seamlessly flowing into a welcoming living room with 10-foot tray ceilings. The primary bedroom with a spacious closet, and the second bedroom offers a unique walkthrough to a bright den—perfect as a home office or easily convertible into a third bedroom, complete with access to the main floor laundry room. A well-maintained 4-piece bathroom completes this charming layout.

Downstairs, the basement features a tidy mechanical room, updated with a modern furnace, hot water tank, and 125 amp power. Outside, this expansive property offers endless possibilities for toys, animals, and more. A unique workshop complete with office space, a 449 sq ft barn with wood flooring, and the historical Clear Lake School building repurposed as a garage add layers of character and functionality. Whether you're an investor seeking a rare opportunity or simply craving the freedom of



expansive yard space, this property is brimming with potential. Don't miss your chance to own a piece of Claresholm's history with all the space and amenities you need to create your perfect rural retreat.

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2200043 |
| Price | \$419,999 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,157 |
| Acres | 4.79 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 4530 2 Street E |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 5 |
| Parking | Off Street |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Few Trees, Front Yard, Lawn |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 43 |
| Zoning | R1 |

Listing Details

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

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