

\$449,000 - 403 46 Avenue W, Claresholm

MLS® #A2258910

\$449,000

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.14 Acres

NONE, Claresholm, Alberta

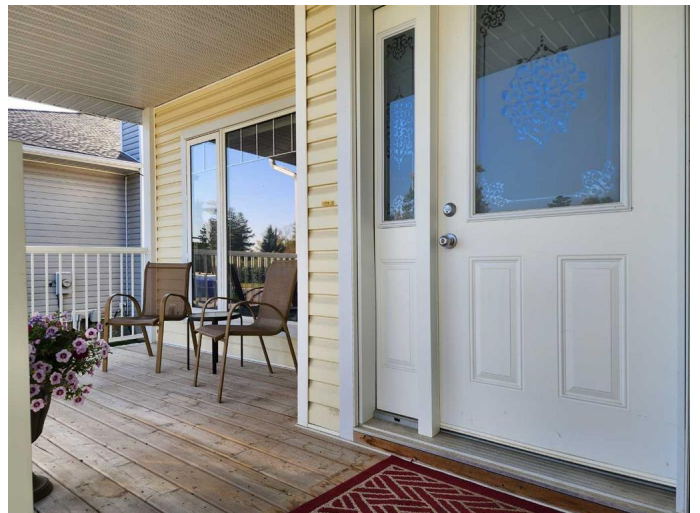
Charming Home in a Quiet, Peaceful
Location....

This beautifully maintained home offers comfort, space, and style in a serene setting. Featuring 2 bedrooms and 2 bathrooms on the main floor, it boasts a bright open-concept layout with large windows that fill the space with natural light. The inviting upstairs living room is centered around a cozy gas fireplace—perfect for relaxing evenings. The kitchen offers ample cabinetry and a center island with seating, ideal for casual meals and entertaining guests.

The spacious primary suite includes a large walk-in closet and a 3-piece ensuite with a walk-in shower. Convenient main floor laundry adds to the home's overall functionality.

The basement offers excellent potential for development, with space to add additional bedrooms, a full bathroom, and a generous living area—perfect for a growing family, guests, or a home office.

Outside, enjoy both a covered front porch and a private back deck—both enhanced with low-maintenance aluminum railings. The fully fenced yard is ideal for children or pets, and underground sprinklers help keep the landscaping lush with ease. The attached garage is insulated and drywalled, offering comfort and utility year-round.



This home blends comfort, practicality, and peaceful living—don't miss your chance to call it home!

Built in 2006

Essential Information

MLS® #	A2258910
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	403 46 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	September 23rd, 2025
Days on Market	23
Zoning	R1

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
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