

\$275,000 - 119 47 Avenue W, Claresholm

MLS® #A2267316

\$275,000

3 Bedroom, 1.00 Bathroom, 1,124 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

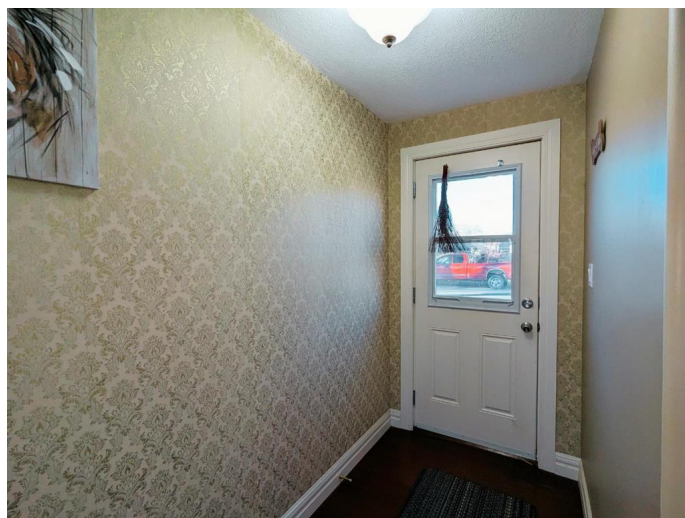
Charming starter home on a spacious lot in Claresholm! This 1.5-storey detached home features 3 bedrooms and 1 bathroom—ideal for first-time buyers or those looking to downsize. Recent upgrades include a new furnace and hot water tank for added comfort and efficiency. The large yard is a gardener’s dream with raspberries, gooseberries, cherries, maples, lilacs, clematis, horseradish, garlic chives, and asparagus already established. Enjoy small-town living with room to grow, space for a future garage, and plenty of potential to make this property your own!

Built in 1910

Essential Information

MLS® #	A2267316
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,124
Acres	0.16
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information



Address	119 47 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	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Garden
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Block, Other

Additional Information

Date Listed	October 26th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.