

# \$189,900 - 24, 5261 7 Street W, Claresholm

MLS® #A2224071

**\$189,900**

2 Bedroom, 1.00 Bathroom, 853 sqft

Residential on 0.00 Acres

NONE, Claresholm, Alberta

This home is your opportunity to become a homeowner or an investor with low operating costs, you could own this home for less than rent! This 2-bedroom, 1-bath home has undergone recent renovations. The renovations include a custom kitchen featuring dovetail drawers, newer appliances, upgraded flooring, and a modernized bathroom. The electrical panel and most of the home's wiring have been replaced as well as much of the plumbing system. To help keep utilities low additional insulation was added in the attic. This home comes with one assigned parking stall which is close to your back door making unloading groceries very convenient. There is also additional street parking. With summer here you will enjoy the west facing concrete patio for those BBQ's and evening sunsets. There are no homes behind you giving you a great view of the rolling hills with the mountain tops peaking above. This home has low operating cost, and you could own this home for less then rent. Do not wait to schedule your showing because this one wont last long.

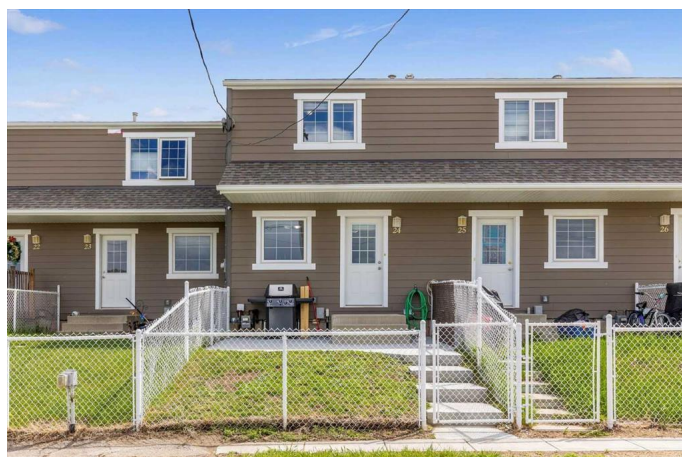
Built in 1972

## Essential Information

MLS® # A2224071

Price \$189,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	24, 5261 7 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R4

## **Listing Details**

Listing Office	Royal LePage Benchmark
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