

# \$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, youâ€™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 denâ€”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 youâ€™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          | Unfinished, Partial                   |

**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 | 39               |
| Zoning         | R1               |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.