

# \$418,800 - 5316 3 Street E, Claresholm

MLS® #A2208026

**\$418,800**

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.26 Acres

NONE, Claresholm, Alberta

Extensively Renovated Charmer with Massive Yard & Heated Garage in Claresholm  
Have you been dreaming of a fully renovated, move-in ready home with room for everything—RV, garden, toys, and more? This beautifully updated property checks all the boxes with a massive yard, side alley access, and a spacious 21' x 25' heated double detached garage. Step inside to discover a stunning farmhouse-style eat-in kitchen, complete with butcher block countertops, a deep farm sink, stainless steel appliances, subway tile backsplash, wood accent wall, and direct access to your backyard oasis. The sun-filled living room boasts near floor-to-ceiling west-facing windows that flood the space with natural light. The main floor offers three bedrooms, including a primary bedroom with backyard views, and rich hardwood flooring in two of the rooms. A modern 4-piece bathroom completes the main level. Downstairs, the fully finished basement is perfect for relaxing or entertaining. Enjoy the cozy stone-wood-burning fireplace in the spacious family room, and a chic built-in bar area with wine fridge. A glass-enclosed flex room makes an ideal office, gym, or could easily be converted into a fifth bedroom. You'll also find a fourth bedroom, a rustic 3-piece bathroom, and a functional laundry/storage area. Outside, the expansive yard is your private retreat—featuring a ground-level stone patio with firepit, mature trees, raised



garden boxes in a fenced garden area, and full fencing for privacy and security. While the hot tub isnâ€™t included, the perfect pad is in place and ready for your own. Located across from Patterson Park in a family-friendly neighborhood, this home is just an hour south of Calgary, 45 minutes to Okotoks or Lethbridgeâ€”offering the perfect blend of small-town living and big-time convenience. This is the one youâ€™ve been waiting forâ€”move-in ready, beautifully updated, and full of possibilities. Come see it for yourself and fall in love with Claresholm living.

Built in 1965

**Essential Information**

MLS® #	A2208026
Price	\$418,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.26
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5316 3 Street E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Other
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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