

# \$449,900 - 5039 4 Street W, Claresholm

MLS® #A2261169

## \$449,900

3 Bedroom, 2.00 Bathroom, 1,562 sqft

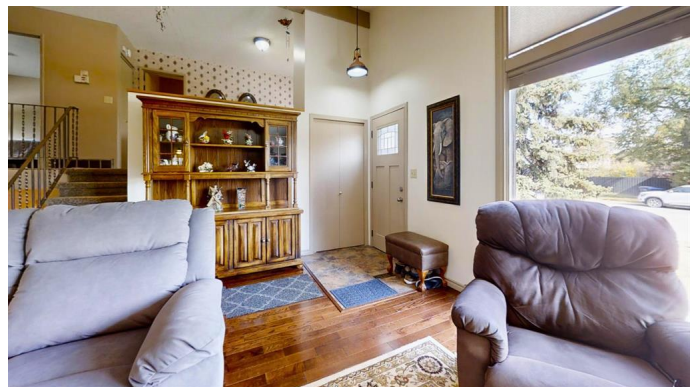
Residential on 0.17 Acres

NONE, Claresholm, Alberta

This beautifully maintained 4-level split offers 1,562 sq. ft. of comfortable living space on a large, private lot in Claresholm. With 3 bedrooms plus an open home office, itâ€™s the perfect blend of functionality and flexibility. The vaulted ceiling and engineered hardwood create an airy, light-filled main living area, complete with custom cellular blinds. The updated kitchen features newer stainless steel appliances and opens to the dining and living spaces, making it ideal for entertaining. Two gas fireplaces add warmth and charm, while central A/C keeps the home cool in the summer.

Upstairs, youâ€™ll find 2 spacious bedrooms, the office and a full bath. The open home office overlooks the main level, offering a bright and versatile workspace. Additional levels provide a second bathroom, cozy family room, laundry, and extra storage.

The outdoor space is just as impressive, with a large, mature lot filled with trees, a fully fenced yard, RV parking, and plenty of room to relax. Come see all this home has to offer!



Built in 1973

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2261169  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,562         |
| Acres          | 0.17          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5039 4 Street W              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 4                                                 |
| Parking        | Concrete Driveway, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                        |
| Fireplaces        | Basement, Blower Fan, Family Room, Gas, Gas Log                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Partial, Partially Finished                                                                                                                                              |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Gazebo, Landscaped, Lawn, Level, Many Trees, Private, Street Lighting |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 2                 |
| Zoning         | R1                |

**Listing Details**

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

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