

# \$267,500 - 119 47 Avenue W, Claresholm

MLS® #A2267316

## \$267,500

3 Bedroom, 1.00 Bathroom, 1,124 sqft

Residential on 0.16 Acres

NONE, Claresholm, Alberta

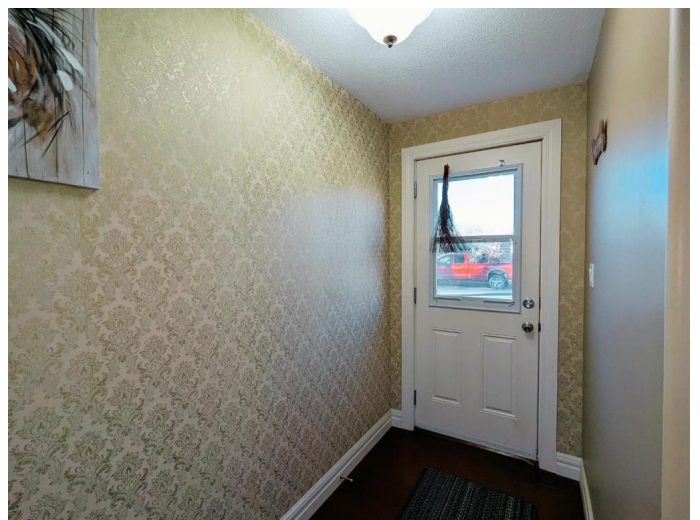
Charming starter home on a spacious lot in Claresholm! This 1.5-storey detached home features 3 bedrooms and 1 bathroom—ideal for first-time buyers or those looking to downsize. Recent upgrades include a new furnace and hot water tank for added comfort and efficiency. The large yard is a gardener’s dream 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          | \$267,500         |
| 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        | Block, Poured Concrete, Other          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 20                 |
| Zoning         | R1                 |

### Listing Details

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

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