

\$374,900 - 5349 6 Street W, Claresholm

MLS® #A2213152

\$374,900

4 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.15 Acres

NONE, Claresholm, Alberta

Welcome to this meticulously maintained, one-owner bi-level home offering 1,239 sq ft of comfortable living in a family-friendly neighborhood. Located just a short stroll from the school, this home checks every box for growing families or anyone seeking space, comfort, and charm. Step into a bright and spacious living room where a large east-facing bay window fills the space with natural light. The formal dining room provides the perfect setting for family dinners and entertaining, while the eat-in kitchen is a true showstopper—featuring custom solid oak cabinetry, updated countertops and backsplash, an abundance of cupboards, and a beautiful view of the backyard from the kitchen sink. A cozy breakfast nook makes the perfect spot to start your day. Conveniently located just off the kitchen is your main-floor laundry area with extra storage and access to a west-facing covered back deck—ideal for evening relaxation or summer BBQs. The main floor includes three generously sized bedrooms, including a serene primary suite complete with double closets and a newly renovated 3-piece ensuite. A stylishly updated 4-piece bathroom completes the main level. The fully finished basement is designed for both function and fun, featuring large windows, a spacious family room with a three-sided gas fireplace, a games or gym area, a fourth bedroom, and a 3-piece bathroom with a luxurious soaker tub. Additional storage is abundant with a



dedicated storage room, closets throughout, and storage under the stairs. Outside, the backyard is a private oasis with a large garden plot, greenhouse, compost area, and a well-designed shed—all with convenient back alley access. There's even room to build your dream garage if desired. The front yard offers a 2-stall concrete driveway for easy parking. Updates include newer windows, doors, and more—offering peace of mind and long-term value. This home has it all—space, style, updates, and a location that's perfect for families. Book your private viewing today and start packing!

Built in 1992

Essential Information

MLS® #	A2213152
Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5349 6 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	3
Parking	Driveway, Off Street

Interior

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

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	R1

Listing Details

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

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