

\$269,900 - 220 50 Avenue W, Claresholm

MLS® #A2233082

\$269,900

3 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.10 Acres

NONE, Claresholm, Alberta

Bi-Level Duplex Across from Amundsen Park
â€“ Exceptional Claresholm Location!

Welcome to this well-maintained bi-level duplex, perfectly situated just half a block from Main Street and directly across from the scenic Amundsen Park. Whether you're a homeowner or investor, this property offers unbeatable value, versatility, and location.

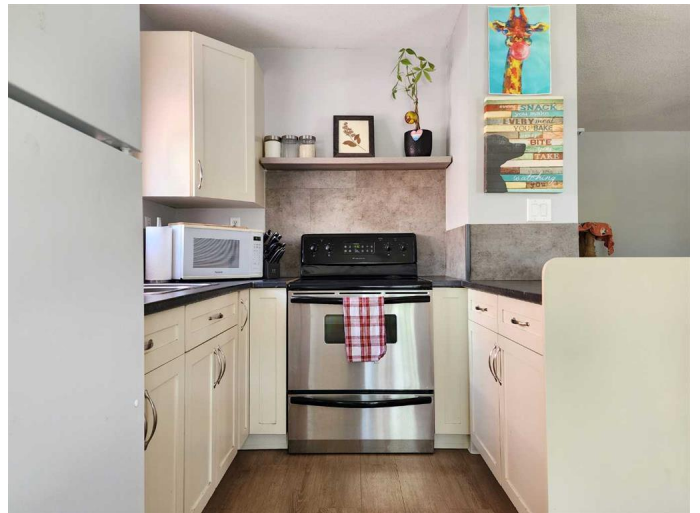
The upper level features two bedrooms, a 4-piece bathroom, updated vinyl flooring, and a bright, inviting living space that opens onto a front balconyâ€“ideal for relaxing and enjoying the view.

The lower level includes a third bedroom, an office or den (which could be converted into another bedroom), a cozy living area, a 3-piece bathroom, and a spacious laundry room.

The oversized 19' x 29' garage with alley access is complete with electrical service and a newer garage doorâ€“perfect for extra storage, parking, or setting up a workshop.

Upgrades include refreshed bathrooms, vinyl flooring, pot lighting, and paint.

This is your opportunity to own a flexible, move-in-ready home in one of Claresholm's most desirable locations. Don't miss out!



Built in 1976

Essential Information

MLS® #	A2233082
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	220 50 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2025
Days on Market	16
Zoning	R1

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
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