

# \$419,999 - 4530 2 Street E, Claresholm

MLS® #A2200043

**\$419,999**

2 Bedroom, 1.00 Bathroom, 1,157 sqft

Residential on 4.79 Acres

NONE, Claresholm, Alberta

Seize the opportunity to own this delightful 4.79 acre property in the heart of Claresholm! A perfect combination of stepping back in time, while enjoying modern amenities. This unique 1,150 sqft one-level home, exudes charm from every corner, starting with its large mudroom complete with a sink and ample closet space. Inside, you'll find an open-concept kitchen, offering plenty of cabinetry and counter space, with room to add an island to suit your culinary needs. The adjoining formal dining area features a character-filled bay window that bathes the space in natural light, seamlessly flowing into a welcoming living room with 10-foot tray ceilings. The primary bedroom with a spacious closet, and the second bedroom offers a unique walkthrough to a bright den—perfect as a home office or easily convertible into a third bedroom, complete with access to the main floor laundry room. A well-maintained 4-piece bathroom completes this charming layout.

Downstairs, the basement features a tidy mechanical room, updated with a modern furnace, hot water tank, and 125 amp power. Outside, this expansive property offers endless possibilities for toys, animals, and more. A unique workshop complete with office space, a 449 sq ft barn with wood flooring, and the historical Clear Lake School building repurposed as a garage add layers of character and functionality. Whether you're an investor seeking a rare opportunity or simply craving the freedom of



expansive yard space, this property is brimming with potential. Don't miss your chance to own a piece of Claresholm's history with all the space and amenities you need to create your perfect rural retreat.

**Essential Information**

MLS® #	A2200043
Price	\$419,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,157
Acres	4.79
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	4530 2 Street E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

**Amenities**

Parking Spaces	5
Parking	Off Street

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	See Remarks

## Additional Information

Date Listed	March 24th, 2025
Days on Market	25
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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