

# \$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 | 30               |
| Zoning         | R1               |

**Listing Details**

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

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