

\$369,000 - 5323 3 Street W, Claresholm

MLS® #A2265028

\$369,000

3 Bedroom, 2.00 Bathroom, 1,351 sqft
Residential on 0.18 Acres

NONE, Claresholm, Alberta

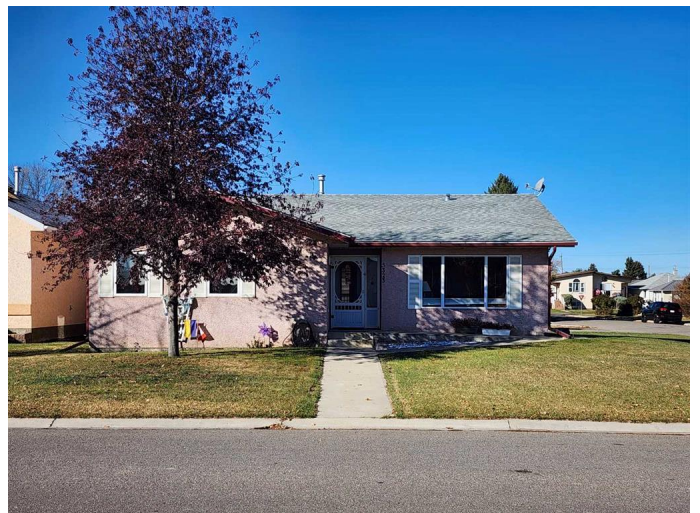
This spacious, custom-built home is situated on an oversized corner lot and offers 3 bedrooms, 2 bathrooms, and thoughtful accessibility features throughout. A detached garage with an oversized garage door, providing ample space for large vehicles, RVs, or additional storage.

The backyard is expansive offering plenty of room for a garden, kids's™ play structures, RV parking, or outdoor entertaining. With direct alley access, it's™ both functional and flexible for a variety of uses.

Inside, you're welcomed by a bright and inviting living area that sets the tone for the rest of the home. Just down the hall, a generously sized kitchen awaits"featuring custom high-end oak cabinetry, a crisp white backsplash, plenty of counter space, and a large pantry"perfect for the home chef.

Step out the back door onto a west-facing deck, ideal for enjoying evening sunsets, hosting guests, or simply relaxing in a quiet, private setting.

All three bedrooms are located on the south side of the home. One bedroom includes a walk-in closet and a wheelchair-accessible 3-piece ensuite with a raised jacuzzi tub, offering both comfort and functionality. A second bedroom is perfectly suited as a home office or guest room. The primary suite



features a walk-in closet and private access to a beautifully appointed 4-piece bathroom.

The undeveloped basement provides excellent potential for future development—whether you envision a family room, additional bedrooms, or a personalized space to meet your needs. It also includes a large storage and laundry area, enhancing both practicality and flexibility.

With its smart layout, custom features, generous outdoor space, and room to expand, this home offers the perfect blend of comfort, accessibility, and long-term potential in a highly desirable location.

Built in 1998

Essential Information

MLS® #	A2265028
Price	\$369,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,351
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5323 3 Street W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Pantry, Soaking Tub, Sump Pump(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Other
Lot Description	Back Lane, Back Yard, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	22
Zoning	R

Listing Details

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

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.