

# \$440,000 - 227 53 Avenue E, Claresholm

MLS® #A2192048

**\$440,000**

0 Bedroom, 0.00 Bathroom, 2,689 sqft

Multi-Family on 0.38 Acres

NONE, Claresholm, Alberta

GREAT investment opportunity in the thriving community of Claresholm! This suited duplex features TWO 2-bedroom, 1-bathroom units and TWO 1-bedroom, 1-bathroom units, PLUS a double carport joining each side of this duplex, all wrapped up in sweet 1960s charm. Buy it and keep it as is, or switch things up and renovate it into two larger units with a single carport or garage each side. Or start with a clean slate and build a fresh new complex on this massive 132 x 125 foot fully serviced lot in an excellent location. Loads of possibilities here! All units are currently rented, with room for rental increases on all units. Seller will be reviewing all offers at 4:00 on SEPTEMBER 22ND, but reserves the right to accept an offer prior to that date, at his discretion. Call your favourite REALTOR® and book a viewing today!

Built in 1963

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2192048     |
| Price          | \$440,000    |
| Bathrooms      | 0.00         |
| Square Footage | 2,689        |
| Acres          | 0.38         |
| Year Built     | 1963         |
| Type           | Multi-Family |
| Sub-Type       | Duplex       |



|        |                        |
|--------|------------------------|
| Style  | Bungalow, Side by Side |
| Status | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 227 53 Avenue E              |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0Z0                      |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 8                                       |
| Parking        | Driveway, Attached Carport, Front Drive |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Skylight(s)                      |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Has Basement      | Yes                              |
| Basement          | Partial, Unfinished, Crawl Space |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Yard, Back Lane |
| Roof              | Membrane             |
| Construction      | Concrete, Other      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 21                |
| Zoning         | R2                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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