

# \$435,500 - 318 54 Avenue E, Claresholm

MLS® #A2257020

## \$435,500

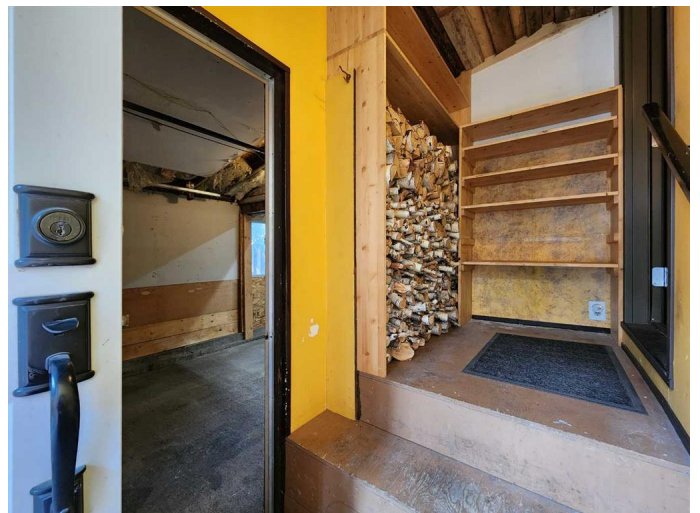
3 Bedroom, 3.00 Bathroom, 1,655 sqft  
Residential on 0.18 Acres

NONE, Claresholm, Alberta

Welcome to your private log cabin-inspired retreat—an immaculately maintained and truly one-of-a-kind home tucked away in a quiet cul-de-sac, backing onto serene green space. This hidden oasis offers 3 spacious bedrooms and 3 fully renovated bathrooms, combining cozy rustic charm with modern high-end finishes and exceptional functionality throughout.

At the front of the home, a screened-in sunroom and a private covered BBQ patio offer ideal spaces for year-round relaxation or entertaining. Step inside to a warm and inviting main level featuring updated luxury vinyl plank flooring and a striking wood-burning fireplace set into a flagstone wall with a slate hearth—an impressive focal point that exudes warmth and character.

The main floor layout flows seamlessly into the heart of the home: a chef's dream kitchen custom-built by Gerto Cabinets (2018). Enjoy quartz countertops, a 6-burner WOLF gas stove, pot filler, instant hot water tap, high-end stainless steel appliances, and smart custom cabinetry with innovative storage solutions. A wine/coffee bar, updated lighting, and a generous dining area complete this beautiful and functional space. The main floor also features a stylishly renovated 2-piece powder room and a mudroom/back porch with direct garage access.



Upstairs, you'll find three thoughtfully designed bedrooms, including two that could easily serve as primary suites. One of these versatile rooms is ideal as a creative studio or home office, featuring oversized built-in drawers and patio doors that open onto a spacious, sun-drenched south-facing balcony. A spa-inspired 3-piece bathroom serves this level, complete with in-floor heating throughout the tiled walk-in shower and floor.

The second primary suite offers a private retreat with a walk-through closet, convenient in-suite laundry, and direct access to a serene hot tub room or screened-in porch—perfect for enjoying year-round relaxation. Completing the upper level is a third well-appointed bedroom, offering additional flexibility for family or guests.

The fully finished walk-out basement provides even more living space, with a cozy family room anchored by a wood stove, a third 3 pc bathroom with tiled shower, cold storage, and a dedicated wine cellar—adding both charm and functionality. A spacious utility/storage area ensures there's room for everything.

Outside, the backyard is a beautifully landscaped sanctuary. Mature trees, lush perennial gardens, and a peaceful pond create a completely private, park-like setting. The attached garage includes an integrated workshop, ideal for hobbies or extra storage.

This truly exceptional property blends rustic elegance, modern convenience, and a peaceful, secluded location into one unforgettable home. Whether you're hosting guests, enjoying quiet moments in nature, or simply living your everyday life, this move-in-ready gem offers a lifestyle that's as practical as it is enchanting.

Built in 1977

## Essential Information

MLS® #	A2257020
Price	\$435,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	318 54 Avenue E
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Wood Burning
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
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Lot Description	Backs on to Park/Green Space
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Roof	Metal
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Construction	Wood Frame, Wood Siding
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Foundation	Wood
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## Additional Information

Date Listed	September 19th, 2025
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Zoning	R
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## Listing Details

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