

\$289,900 - 32 Westover Crescent, Claresholm

MLS® #A2260827

\$289,900

3 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.11 Acres

NONE, Claresholm, Alberta

Looking to downsize or simplify your lifestyle? Welcome to easy, low-maintenance living in this well-cared-for modular home, perfectly situated on its own lot just blocks from the 18-hole golf course, the Kin Trail walking path, and Frog Creek's scenic trails. Step inside to find an inviting open-concept layout with a spacious living room, bright kitchen, and dining area that make everyday living and entertaining effortless. The kitchen offers a central island, corner pantry, and plenty of cabinetry for storage. Just off the kitchen, the primary bedroom features a walk-in closet and a 4-piece ensuite. The convenient laundry room includes a second entrance and space for a freezer. At the opposite end of the home, you'll find two additional bedrooms and a full 4-piece main bathroom — ideal for guests or a home office. Outside, the fully fenced yard is designed for easy upkeep with a ground-level concrete patio, handy storage shed, and back alley access. A paved front driveway adds to the convenience. Move-in ready and available for quick possession — don't miss this fantastic opportunity for simple living close to all the outdoor amenities you love.

Built in 1999

Essential Information

MLS® # A2260827

Price \$289,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	32 Westover Crescent
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	October 31st, 2025
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Days on Market	3
Zoning	R6

Listing Details

Listing Office	Century 21 Foothills Real Estate
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