

# \$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

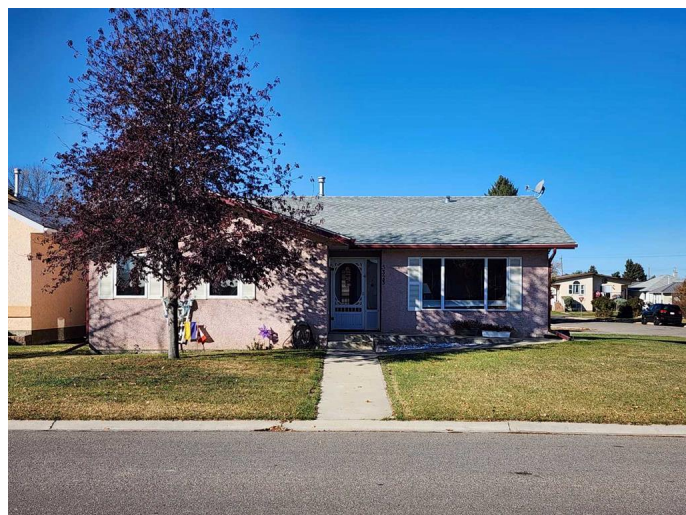
This spacious, custom-built home is situated on an oversized corner lot and offers 3 bedrooms, 2 bathrooms, and thoughtful accessibility features throughout. A detached garage with an oversized garage door, providing ample space for large vehicles, RVs, or additional storage.

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 | Other, Garden                            |
| 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 | 21                 |
| Zoning         | R                  |

## Listing Details

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

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