

# \$140,000 - 18, 5260 7 Street Nw, Claresholm

MLS® #A2188629

## \$140,000

3 Bedroom, 1.00 Bathroom, 991 sqft  
Residential on 0.00 Acres

NONE, Claresholm, Alberta

A chance to own your own home for less than rent!! Put in a little sweat equity and you will make this house a home. Walk in and you will enjoy a large open living room. Walk a bit further into the unit and you will find a generous sized kitchen that overlooks your fenced back yard. Upstairs you will find a stacked washer and dryer and 3 bedrooms. The basement is wide open and ready for your finishing touches!! Phone your favorite agent and come and see this property today!

Built in 1972

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2188629      |
| Price          | \$140,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 991           |
| Acres          | 0.00          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 18, 5260 7 Street Nw |
| Subdivision | NONE                 |



|             |                              |
|-------------|------------------------------|
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0T0                       |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Laminate Counters |
| Appliances        | None              |
| Heating           | Forced Air        |
| Cooling           | None              |
| Has Basement      | Yes               |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 84                 |
| Zoning         | R4                 |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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