\$269,000 - 34 Willow Road W, Claresholm

MLS® #A2264887

\$269,000

3 Bedroom, 2.00 Bathroom, 1,320 sqft Residential on 0.13 Acres

NONE, Claresholm, Alberta

This home is in a fantastic locationâ€"nestled beside green space and directly across from a children's park. It's just steps from scenic walking paths, a golf course, and a nearby school bus stop, offering both everyday convenience and a vibrant outdoor lifestyle.

Inside, the home features a bright, functional layout with 3 bedrooms and 2 bathroomsâ€"all on the main floor. The primary suite includes a 2-piece ensuite, while a 4-piece main bath serves the additional bedrooms. Ideal for single-level living, this home also includes main-floor laundry for added convenience.

At the heart of the home is the updated kitchen, which was refreshed in 2022 with newer appliancesâ€"including a fridge, stove, and portable dishwasherâ€"and features a stylish kitchen island that provides extra prep space and seating. The kitchen flows seamlessly into a welcoming dining room and a sunlit living room, creating an open and inviting space that's perfect for everyday living or entertaining.

Additional highlights include a single detached garage that is drywalled, insulated, and wiredâ€"ideal for parking, storage, or a small workshop. The fully fenced backyard offers privacy and a secure space for children or pets to play.

With a new roof completed in 2023 and central







air conditioning for year-round comfort, this property offers the perfect balance of comfort, functionality, and locationâ€"making it an excellent opportunity for a wide range of buyers.

Built in 1974

Essential Information

MLS® # A2264887 Price \$269,000

Bedrooms 3

Bathrooms 2.00 Full Baths 1

Half Baths 1

Square Footage 1,320 Acres 0.13 Year Built 1974

Type Residential Sub-Type Detached

Style Modular Home

Status Active

Community Information

Address 34 Willow Road W

Subdivision NONE

City Claresholm

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L0T0

Amenities

Parking Spaces 2

Parking Off Street, Single Garage Detached

of Garages 1

Interior

Interior Features See Remarks

Appliances Other

Heating Forced Air Cooling Central Air

Basement None

Exterior

Exterior Features Other

Lot Description See Remarks
Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete, Perimeter Wall

Additional Information

Date Listed October 19th, 2025

Days on Market 11 Zoning R

Listing Details

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

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