

# \$509,900 - 340 55 Avenue W, Claresholm

MLS® #A2225988

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.13 Acres

NONE, Claresholm, Alberta

This beautifully constructed home combines modern design with exceptional energy efficiency, thanks to ICF (Insulated Concrete Form) right to the ceiling. Youâ€™™ll find a spacious open-concept layout designed for both comfort and style. Vaulted ceilings and large north-facing windows flood the main living area with natural light, while travertine flooring adds a touch of timeless elegance. The living and dining rooms flow seamlessly into the modern corner kitchen, which is outfitted with quartz countertops, a large island, corner pantry, and corner sink. Stainless steel appliances and generous cupboard and counter space make this kitchen as functional as it is beautiful. The main floor offers two bedrooms, including a spacious primary suite featuring dual walk-in closets and a luxurious 4-piece ensuite with a quartz vanity. Downstairs, the fully finished basement impresses with oversized windows, plush carpeting, a large family room with games area, two additional well-sized bedrooms, and a second 4-piece bathroom, also complete with a quartz vanity. The exterior is just as thoughtfully designed. Situated on a beautiful corner lot with sod and underground sprinklers, the property offers great curb appeal and functionality. The double attached garage is complemented by a large concrete parking pad, and back alley access adds extra convenience. Best of all, the home is located just one block from local schoolsâ€”an ideal setting for families. This is more than just a



homeâ€™itâ€™™s a smart, stylish, and sustainable lifestyle choice. Move-in ready and built to last, itâ€™™s the perfect blend of thoughtful construction and modern living. More on the ICF constructionâ€! this method provide superior insulation and strength, but it also creates a virtually silent interior with consistent temperatures, no drafts, and proven long-term energy savingsâ€™all while reducing environmental impact. This home is a MUST see.

Built in 2021

**Essential Information**

MLS® #	A2225988
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	340 55 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

## Additional Information

Date Listed	June 17th, 2025
Days on Market	7
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.