

# \$289,900 - 15 Willow Road W, Claresholm

MLS® #A2261504

**\$289,900**

3 Bedroom, 1.00 Bathroom, 1,276 sqft

Residential on 0.14 Acres

NONE, Claresholm, Alberta

Charming One-Level Living - Move In Ready!  
This Sweet Property offers 1,276 square feet of Living Space All on One Level, thoughtfully updated and maintained for comfort, efficiency and style. With numerous recent upgrades and Fantastic location, this home is truly move-in ready and waiting for you. Major Updates & Maintenance - Large Addition (2010), 60% Electrical updated (2011) +25% updated (2025), New Flooring throughout (2025), Hot Water Tank replaced (2025), Toilet replaced (2023), Metal roof (2012), New Eavestroughs & guards (2023), Central Air Conditioning inspected & serviced yearly, Wood Burning Fireplace inspected by Atco (2025). Interior Features: Generous Kitchen space with hand-crafted oak cabinetry and abundance of storage. Appliances include: Fridge, Stove & over-the-range microwave (2020), Washer & Dryer (2022), and Dishwasher (approx. 5 years old). Two Good sized bedrooms plus Large Master that could also be used as a Family living area. Bathroom with Soaker Tub and in-bathroom Laundry with near-new appliances. Spacious front entry with large closets for excellent storage. Cozy Wood burning fireplace for warmth & charm. Dining area with Garden doors opening to a private covered porch with built-in gas barbecue. Exterior & Outdoor Living. Private yard with patio area, perennial gardens and mature trees. Underground sprinklers for easy maintenance. Heated attached single garage with double parking pad. Quiet, established



neighbourhood. Conveniently located to the Claresholm Golf Course, dog park, walking paths, parks, Hospital and Fire Station. A Peaceful setting with Great amenities just minutes away. The Perfect Fit whether you are searching for a starter home or looking to downsize, this property has everything you need--plus the updates are already completed! Immediate Possession available - Book your Showing today!

Built in 1982

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261504    |
| Price          | \$289,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,276       |
| Acres          | 0.14        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 15 Willow Road W             |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Soaking Tub                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Living Room, Gas Log                                                                                            |
| Basement          | None                                                                                                            |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Built-in Barbecue             |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level |
| Roof              | Metal                                                  |
| Construction      | Vinyl Siding                                           |
| Foundation        | Combination                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 22                |
| Zoning         | R1                |

## Listing Details

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

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