



GRASSROOTS
REALTY GROUP

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359 9 Street
Fort Macleod, Alberta

MLS # A2278754



\$349,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Other		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-MU
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions:	Fridge, dishwasher, stove
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Discover these beautifully designed townhomes, where modern finishes and thoughtful design come together to create the ideal living space. Key Features:

- Spacious Living: 1,514 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms and 3 bathrooms.
- Basement Potential: Unfinished basement ready to be tailored to your vision. Want it professionally completed? Contractors are available for an additional fee.
- Garage Included: A private garage is located at the rear for added convenience and security.

 Location Highlights:

- Upcoming Park: A brand-new park is being developed across the street, with construction set to begin in spring 2025. The park will be completed in phases, adding even more value to this growing community.
- Family-Friendly Area: Close to schools with no busy highways to cross.
- Low Maintenance: Enjoy easy-care landscaping, perfect for busy lifestyles.
- New and Thriving Neighborhood: Be part of a vibrant, up-and-coming community.

 Additional Benefits:

- New Home Warranty included for peace of mind.

 Don't miss this opportunity to own a modern, move-in-ready home in a promising neighbourhood. Contact your favourite REALTOR ® today!.