



**1604 7A Avenue
Fort Macleod, Alberta**

MLS # A2283772



\$534,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Level, See Remarks		

Heating:	Boiler, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: second fridge

Well taken care of 4 Bedroom, 3.5 Bathroom home in desirable 7A Avenue location in Fort Macleod, across from a track field where you can get in your daily steps. Room to breathe with an open natural space behind this lot. This home features a large ensuite with jetted tub, large attached garage with in floor heating. The home has in floor heating also. It is spacious with over 2000 sq. ft. and a fully developed basement as well. Close to FP Walsh School in a low traffic neighborhood. This home could check off all the boxes.