



GRASSROOTS
REALTY GROUP

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446 21 Street
Fort Macleod, Alberta

MLS # A2301936



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,330 sq.ft.	Age:	1933 (93 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming 2-storey character home in Fort Macleod is ideal for first time buyers or investors. With 1,330 sq ft, 2 bedrooms, and 1.5 bathrooms, it's a great option if you're looking for something with a bit of character but still practical for everyday living. The main floor has spacious living and dining areas, along with an updated kitchen, half bathroom, laundry room and storage. At the front of the home, there's a fully enclosed sunroom, which is a great spot to sit and enjoy your morning coffee or just relax. Outside, the yard is a great size and fully fenced, with underground sprinklers for easy upkeep. There's also a separate dog run, which is a huge bonus if you have pets. There's a nice patio area for summer evenings, a single detached garage, and plenty of space for RV parking.