



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

627 11 Street
Fort Macleod, Alberta

MLS # A2327560



\$259,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	820 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, Window Coverings

A great opportunity to own an affordable home with plenty of functional living space. This half duplex offers a semi-open concept main floor with a bright living room, dining area, and kitchen that flow comfortably together. The main level also features the primary bedroom and a full 4 piece bathroom with a tub/shower combination. The fully finished basement adds even more versatility with a spacious family room, three additional bedrooms, and a convenient 3 piece bathroom with standing shower, making it an excellent setup for families, guests, or a home office. Outside, you'll appreciate the private yard, offering space to relax, entertain, or enjoy the outdoors. Whether you're looking for your first home, an investment property, or a place with room to grow, this Fort Macleod property is one worth seeing.