



GRASSROOTS
REALTY GROUP

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613 26 th Street
Fort Macleod, Alberta

MLS # A2342455



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,860 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove dishwasher, washer, dryer (ALL SOLD AS IS)

All Main-Floor Living! This spacious bungalow offers 3 bedrooms, 2 bathrooms, and plenty of square footage—perfect for families, retirees, or anyone looking for comfortable one-level living. As you step through the front door, you’ll be welcomed into a large, cozy bright living room featuring a gas fireplace and generous south-facing windows that fill the space with natural light. Just off the living room is a spacious kitchen with an island and convenient access to the backyard. A hallway off the kitchen leads to three bedrooms and two bathrooms, including a comfortable primary bedroom with its own 3-piece ensuite. Another great feature is the main-floor laundry and additional bonus family room, offering excellent flexibility for a workshop, craft room, home office, hobby space, or even an additional bedroom. Outside, the backyard offers convenient alley access, adding practicality and flexibility for parking, storage, or future outdoor projects. With its generous living spaces, practical layout, and all the main-floor conveniences, this home offers comfortable and versatile living for years to come. Great Fort Macleod location! This home is conveniently located close to the hospital and the Oldman River, making it easy to enjoy nearby walking paths, outdoor recreation, and the natural beauty of the area. Fort Macleod is a charming historic community offering local shops, restaurants, schools, parks, recreation, and everyday amenities, with easy access to Highway 3 and a short drive to Lethbridge. A wonderful opportunity to enjoy comfortable living in a welcoming southern Alberta community.