



GRASSROOTS
REALTY GROUP

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1604 7A Avenue
Fort Macleod, Alberta

MLS # A2343620



\$498,000

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	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.