



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

462 28 Street
Fort Macleod, Alberta

MLS # A2345337



\$399,700

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Multiple Driveways, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door		

Inclusions: Greenhouse, Raised Garden Beds

This lovingly updated four bedroom, two bathroom bungalow with a heated, attached single garage in a FANTASTIC location just a hop and a skip from the Oldman River is ready and waiting for YOU to call it home! Bright and inviting, this classic Mid-Century Modern style home features vaulted ceilings, a spacious kitchen and dining area, and a cozy living room with a massive north facing picture window. Down the hall you'll find a large primary bedroom with a gorgeous modern feature wall, a second bedroom, and a den, complete with a glass door to the back yard. There's also a modern four-piece bathroom with a rainfall shower for that little touch of luxury every time you shower. Heading downstairs, the fully finished basement offers excellent additional living space with beautiful new carpet, paint and lighting in the large recreation room and two bedrooms, as well as a dedicated laundry room, and 3-piece bathroom, PLUS an amazing storage area with a secret compartment for all your treasures!! Recent updates include a NEW central vac (2021), NEW furnace, A/C, humidifier and hot water tank (2022). Outside, enjoy the new custom concrete patio and concrete work, raised garden beds, mini greenhouse and stunning shade tree perfect for a backyard swing. This is a simply wonderful home with plenty of space, updates, and room to enjoy for years to come! As an added bonus, this property is vacant and ready for you to call home in a heartbeat! Call your favourite REALTOR® and book a viewing today!