



GRASSROOTS
REALTY GROUP

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506 10 Street
Fort Macleod, Alberta

MLS # A2346890



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,800 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neig		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	Residential-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Skylight(s), Vinyl Windows		

Inclusions: Sprinkler Irrigation System, 3x Fireplaces, Hot Tub (as is), Window Coverings, 2x Outdoor Sheds, basement bar counter.

DREAM HOME in Fort Macleod! Breathtaking mountain and prairie views, and plentiful space awaits you and your family! Small town rural vibes with modern amenities and a fantastic community of businesses and people make Fort Macleod a wonderful place to live and grow. This well-known home in Fort Macleod has almost 3000sqft of developed living space in a well-designed and tastefully upgraded bungalow. The spacious open-concept mainfloor features a large living room with fireplace, beautiful ceiling skylights, and a recessed formal dining room or functional area. The DREAM KITCHEN provides the perfect place for cooking and entertaining with stunning custom cabinetry containing plentiful storage, and massive granite counter tops including the large central island. A full stainless appliance package is provided including a fridge/freezer, stove/oven, dishwasher and OTR microwave. Off the kitchen and dining room is where you will truly find this homes WOW FACTOR. Stepping through into a fully enclosed and HEATED sunroom with its own fireplace and tons of windows with natural lighting. A great place to relax, read, work from home, or spend time with friends and family. Continue walking out to the rear south-facing deck and you are blown away by mountain and prairie views of our gorgeous Southern Alberta. Enjoy a spacious fully landscaped yard including BRAND NEW grass in the backyard, a garden area, a hot tub, and additional concrete patio space along with a massive composite deck. The property also provides TWO outdoor sheds including a larger walk-through shed with an overhead door off the driveway. All of this PLUS the home is located on a corner lot with a sprinkler irrigation system, AND still has backlane alley access for your convenience! Back inside, the rest of the mainfloor contains three bedrooms and 2 bathrooms, including

the primary master bedroom and bathroom. Downstairs offers a fantastic opportunity to create your own vision or add some sweat equity into your home. Currently developed with 1 bedroom, 1 bathroom and a large livingroom/den area. There are options to expand or add rooms and renovate to make this space just the way you like for your family! Other notable mentions of this home include a BRAND NEW ROOF in June 2026, central air conditioning, 3x fireplaces, off-street driveway parking, updated windows and doors throughout, and much more. This property is ready for its new family to enjoy one of the best homes with some of the best views that the Town of Fort Macleod has to offer! Priced UNDER Town Assessment of \$501,000.00 means you are getting great value from Day 1!