



**GRASSROOTS**  
REALTY GROUP

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460 16 Street  
Fort Macleod, Alberta

MLS # A2347509



**\$440,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,498 sq.ft.           | Age:   | 1973 (53 yrs old) |
| Beds:     | 5                      | Baths: | 2                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 1.56 Acres             |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                |            |   |
|-------------|--------------------------------|------------|---|
| Heating:    | Combination, Natural Gas, Wood | Water:     | - |
| Floors:     | Carpet                         | Sewer:     | - |
| Roof:       | Asphalt Shingle                | Condo Fee: | - |
| Basement:   | Full                           | LLD:       | - |
| Exterior:   | Other                          | Zoning:    | R |
| Foundation: | Poured Concrete                | Utilities: | - |
| Features:   | Vinyl Windows                  |            |   |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

Welcome to this inviting family home nestled in the peaceful community of Fort Macleod. Full of character and comfort, this property offers a wonderful balance of warmth, space, and functionality. Inside, you’ll find a bright, open layout featuring a cozy living room and a stunning family room addition – the true heart of the home. The vaulted ceiling with skylights fills the space with natural light, while the stone-faced wood-burning fireplace (convertible to gas) adds rustic charm and comfort. For a touch of luxury, enjoy your private indoor hot tub – the perfect place to relax and unwind any time of year. The elegant dining area is ideal for hosting family dinners or special gatherings. With four bedrooms and two bathrooms, there’s plenty of room for everyone. The lower level includes a large laundry area, ample storage, and a versatile bonus room perfect for an office, hobby, or gaming space. Step outside to a beautifully maintained backyard designed for relaxation and entertaining. The new fence provides privacy and peace of mind, while the BBQ area and patio make outdoor living easy and enjoyable. A heated single detached garage completes the package, offering convenience all year long. This home captures the best of Fort Macleod living – quiet streets, friendly neighbors, and a welcoming community atmosphere. Come take a look and discover all that 460 16 Street has to offer.