



GRASSROOTS
REALTY GROUP

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334 18 Street
Fort Macleod, Alberta

MLS # A2347901



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,140 sq.ft.	Age:	1918 (108 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RESIDENTIAL
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

CHARM, SPACE & A GREAT FORT MACLEOD LOCATION! Offering approximately 1,140 sq. ft. of living space, this 3 bedroom, 1 bathroom home sits on a LARGE lot in a quiet neighbourhood, within walking distance to schools, parks and everyday amenities. Step inside and you'll find a bright, welcoming home with beautiful hardwood flooring and plenty of natural light throughout the main floor. The UPDATED KITCHEN gives the home a fresh new feel, with a separate dining area nearby for everyday meals or gathering with family and friends. The main floor also includes a comfortable living room, one bedroom, a beautifully updated bathroom and the convenience of MAIN FLOOR LAUNDRY. Upstairs, you'll find two additional bedrooms along with NEW CARPET, creating comfortable spaces for bedrooms, kids, guests or a home office. The home has also seen a number of updates over the years, including plumbing, electrical, furnace and windows, while still maintaining the character and warmth that makes it feel inviting. Outside is where this property really stands out. The HUGE YARD gives you plenty of room to garden, entertain, let the kids or pets play, or simply enjoy having extra outdoor space. Add in the peaceful neighbourhood and the ability to walk to schools, parks and amenities, and this is a wonderful opportunity to enjoy small-town living in Fort Macleod. Take a look through the photos and virtual tour and see if this could be the one to call HOME!