



GRASSROOTS
REALTY GROUP

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158 9 Street
Fort Macleod, Alberta

MLS # A2351765

\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,047 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: fridge, stove, microwave, washer/dryer, light fixtures, dishwasher.

A newer home, room for the whole family, and a view that never gets old. There's something pretty special about being able to spread out, enjoy a newer home, and still have those big Southern Alberta skies and mountain views right outside your door. That's exactly what you'll find at 158 9th Street in Fort Macleod. Built in 2024, this home offers over 2,000 sq. ft. of developed living space, with 4 bedrooms and 2 full bathrooms. The main floor has the kind of open layout that just makes sense for everyday life — high ceilings, recessed lighting, soft neutral finishes, and a kitchen that brings everything together. Two-tone cabinetry, stainless steel appliances, a generous island, and a corner pantry give you a space that works just as well for busy weekday mornings as it does for having friends and family over. Downstairs, the fully finished basement gives you even more room to make the home your own. Whether it's movie nights, a playroom, a space for teenagers to hang out, or simply having room for everyone to do their own thing, the extra living space makes a difference. Save massive costs to move into a newer home and not have to drop tens of thousands finishing the basement. Outside, the fully fenced and landscaped backyard gives you a great starting point for summer evenings, kids playing, or finally getting that outdoor setup you've been wanting. There's also a parking pad with RV access, plus room to explore future garage or outdoor living possibilities.....again saving you loads of money for it being completed. Then there's the setting. Located on the south end of Fort Macleod, you get those beautiful mountain and prairie views that remind you why so many people choose to call Southern Alberta home — with the everyday conveniences of town still close by. If

you're a first-time buyer looking for something newer, a growing family needing more space, or simply someone who wants a home where the big-ticket basics are already taken care of, 158 9th Street deserves a closer look. More space. Newer construction. Mountain views. And a place to put down roots in Fort Macleod.