



GRASSROOTS
REALTY GROUP

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**357 9 Street
Fort Macleod, Alberta**

MLS # A2218687



\$364,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Shed

Welcome to this well-maintained, one-owner home in an up-and-coming neighborhood that's perfect for growing families. Ideally located within walking distance to nearby schools and directly across from a new park set to take shape this summer. Inside, you'll find five spacious bedrooms and four bathrooms, providing ample room for the whole family to live, work, and relax in comfort. The fully enclosed backyard is ideal for outdoor living and comes complete with two storage sheds, adding extra functionality to the space. This property also includes the remainder of its homebuyer warranty, giving you added peace of mind. Don't miss your opportunity to call this fantastic home yours—schedule a viewing with your favorite REALTOR today.