



GRASSROOTS
REALTY GROUP

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204 17 Street
Fort Macleod, Alberta

MLS # A2219473



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Central
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential-R
Utilities:	-

Inclusions: N/A

Here is a beautiful family home in Fort Macleod (ONLY 30 MINUTES FROM LETHBRIDGE) that provides all of the space and amenities needed at an affordable price! This property is situated on a large corner lot with alley access, a long driveway and a SINGLE GARAGE with a brand new roof! Outside, this home boasts TWO patios which includes a large one in the front, and a covered patio in the back south-facing yard for those sun-seekers! The abundant space of this yard and corner lot is great for enjoyment with all of your friends, family, and even those furry members! Stepping inside this home you will be invited by a nice living room with hardwood flooring, before transitioning into the large open concept kitchen and dining room with newer updated flooring. The kitchen provides plentiful storage space with some nicer appliances including a dishwasher and a dual oven. The additional cabinets and counters provides a great area for a coffee bar, food prep, or pantry/small appliance storage! The remainder of the main floor offers THREE bedrooms and the main bathroom with a fully tiled floor and tub/shower surround. The lower level of the home provides an additional bedroom and bathroom, along with a massive open concept living or recreational space that could be used for unlimited potential such as more bedrooms, a home gym, a theatre, a games/play room, or a basement suite. The remainder of the basement contains a large laundry room and a cold storage room, along with the utility area. This home has been well-maintained and offers an updated 100AMP electrical panel, while the furnace, A/C and roof have all been replaced within the last 10 years, providing peace of mind for its new owners. You get the best of both worlds: small town vibes while being located just 30 minutes from big city amenities. AND less than 1 hour from the beautiful scenic

mountains! Come check out this fantastic home today!