



GRASSROOTS
REALTY GROUP

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135 11 Street
Fort Macleod, Alberta

MLS # A2223639



\$379,900

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 1,055 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|-------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | Residential |
| Foundation: | ICF Block | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows | | |

Inclusions: Fridge, Stove, Dishwasher, OTR microwave, Central AC, 1-2-5-10 Progressive New Home Warranty

This incredible property in Fort Macleod is exactly what you've been looking for. Whether you are looking for a property to live in personally or you're an investor who wants a fantastic revenue property, 135 11 St will fit your needs. A 1055sqft half duplex fully finished with 4 bedrooms and 2.5 bathrooms with separate entrance and potential for a secondary suite in the basement. The main floor features an open concept living space between the kitchen, dining room, and living room. You'll also find two bedrooms a 1.5 bathrooms upstairs including the primary bedroom with walk-in closet and 2 piece en-suite. Downstairs is a large family room, 2 more bedrooms and another full bathroom, laundry room, and furnace/utility room. Central AC is included. Ask your agent about the potentially of a secondary suite in the basement for extra income.