



**GRASSROOTS**  
REALTY GROUP

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416 21 Street  
Fort Macleod, Alberta

MLS # A2232823



**\$170,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Level		

Heating:	Natural Gas, Wall Furnace	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

This home located in a nice neighbourhood in Fort Macleod. Take advantage of this affordable opportunity as an investment property or could be ideal for first time home buyers. Currently used as a rental, the tenant has been in the home for 12 years and is hoping to stay. There is approximately 320 Sqft on the top level that is in addition to the main floor (RMS measurements) totalling 1258 Sqft of living space.