



**GRASSROOTS**  
REALTY GROUP

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**149 20 Street**  
**Fort Macleod, Alberta**

**MLS # A2234489**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,693 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, L		

<b>Heating:</b>	Boiler, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	Dishwasher, microwave, gas range stove, range hood, fridge, underground sprinklers, garage door remote(s), light fixtures.		

Presenting 149 20th Street, Fort Macleod. A true Fort Macleod icon&mdash;this beautifully renovated two-storey home blends timeless character with striking modern upgrades in a way few properties ever do. Located just steps from the pool, arena, Main Street, and with a park right over the back fence, this is the kind of place where family memories are made. Inside, you&rsquo;ll find 5 spacious bedrooms and 3 stylish bathrooms, with every corner of the home reflecting thoughtful updates while preserving its historic charm. The showstopper? A \$100,000 custom kitchen renovation that will take your breath away&mdash;featuring solid oak cabinetry, gleaming quartz countertops, and a design layout that&rsquo;s as functional as it is inspiring. This home offers endless spaces to entertain or spread out as a family&mdash;whether you&rsquo;re relaxing on the southern-inspired wraparound front porch, enjoying the beautiful backyard entertainment space complete with a pergola, or making use of the dog run and outdoor kennel for your furry friends. Outside, the property stuns with a triple detached garage and a sprawling double lot that&rsquo;s practically the size of a football field&mdash;offering unbeatable space and privacy, right in town. Homes like this don&rsquo;t come along often. If you&rsquo;re looking for a standout family home with unmatched style, space, and location&mdash;this one checks every box.