



GRASSROOTS
REALTY GROUP

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445 16 Street
Fort Macleod, Alberta

MLS # A2237364



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks, Underground Sprinkler		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom, 2-bathroom home with a large, heated double garage, tucked away on a quiet street in Fort Macleod. With 3 bedrooms and a full bath on the main floor and another bedroom, bathroom, and spacious family room downstairs, there's room for the whole family. The open kitchen offers tons of cabinet space and new appliances, while the bright living room and cozy dining area flow together nicely. It's perfect for everyday living and entertaining. You'll also love the extra storage room in the basement for all the extras. Over the years, nearly everything has been upgraded, including windows, shingles, furnace, A/C, hot water tank, and appliances mean you can move in and relax with peace of mind. Outside, enjoy a fully landscaped yard with a new deck, underground sprinklers, a large driveway, and plenty of space for pets, kids, or backyard BBQs. The double detached garage is insulated and heated, perfect for projects, winter parking, and extra storage. This home is warm, welcoming, and ready for you to enjoy from day one.