



GRASSROOTS
REALTY GROUP

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235 17 Street
Fort Macleod, Alberta

MLS # A2244247



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,264 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

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

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, AC

Discover the charm of small-town living with this inviting 3-bedroom, 1.5-bathroom home in historic Fort Macleod. From the moment you arrive, you'll appreciate the welcoming curb appeal and the spacious yard that's perfect for relaxing, gardening, or entertaining friends and family. Inside, you'll find a bright and functional layout designed for comfort and convenience. The living room features a cozy gas fireplace, creating a warm and inviting space to unwind after a long day, while the kitchen offers plenty of cabinet space and a dining area for family meals. On the main floor, you'll also find a laundry area for added convenience, saving you trips up and down stairs. Upstairs, there are three comfortable bedrooms with great natural light and a full bathroom, while the basement includes a handy half-bath for guests or extra functionality. Outside, the single detached garage provides secure parking and extra storage, and the large yard offers endless possibilities whether it's creating a garden oasis, setting up a play space for kids, or enjoying summer barbecues with friends. Living in Fort Macleod means embracing a community rich in history and charm. You'll love the local shops, pubs, and friendly atmosphere, along with easy access to Lethbridge and the Rocky Mountains for all your big-city and outdoor adventures. If you've been looking for a comfortable, affordable home in a welcoming town, this property is the perfect fit. Call your favourite REALTOR® and book a showing today and see why Fort Macleod is one of Southern Alberta's best-kept secrets!