



GRASSROOTS
REALTY GROUP

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337 17 Street
Fort Macleod, Alberta

MLS # A2255018



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,498 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Hot Tub

This 1,498 sq. ft. bungalow has seen numerous upgrades and offers a functional layout with plenty of potential. The main floor includes 3 bedrooms, including a master loft with private deck, a full bathroom with jetted tub and separate shower, a bright kitchen, spacious dining room, and convenient main floor laundry. The single attached garage has been converted into a cozy sunken living room, adding to the home's charm. Additional features include a metal roof, new siding, and a basement with excellent development potential.