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246 20 Street Fort Macleod, Alberta

MLS # A2256769



\$169,500

NONE Division: Residential/House Type: Style: 1 and Half Storey Size: 1,450 sq.ft. Age: 1913 (112 yrs old) **Beds:** Baths: Garage: Carport, Single Garage Detached Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Few Trees

Heating: Water: Combination Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Partial **Exterior:** Zoning: Wood Frame, Wood Siding R Foundation: Combination **Utilities:**

Features: Laminate Counters

Inclusions: NA

Welcome to this spacious 4-bedroom, 2-bath home offering nearly 1,500 sq. ft. of living space on a peaceful, tree-lined street in Fort Macleod. With solid bones and a layout full of potential, this property is perfect for anyone looking for a comfortable home that can be personalized with a few updates. The main level features two cozy wood stoves, providing warmth and charm throughout the seasons. A large detached garage, rear parking, and a convenient carport make this home ideal for families with multiple vehicles, hobbyists, or anyone in need of extra storage. Outside, you'll find a well-kept yard with lawn space and beautiful mature trees, creating a private and inviting outdoor space to enjoy. The roof was redone just a few years ago, giving peace of mind for years to come. Whether you're a first-time buyer, investor, or simply looking for a home you can make your own, this property offers a rare combination of size, location, and opportunity.