



GRASSROOTS
REALTY GROUP

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246 20 Street
Fort Macleod, Alberta

MLS # A2256769



\$169,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,450 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Combination	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	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.