



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**452 16 Street  
Fort Macleod, Alberta**

**MLS # A2262286**



**\$313,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to 542 16th Street &ndash; a fantastic starter home in the heart of Fort Macleod! This well-maintained 5-bedroom bungalow offers the perfect blend of comfort, location, and small-town charm. Featuring 3 spacious bedrooms on the main floor and 2 additional bedrooms in the fully developed basement, this home is ideal for growing families or anyone needing extra space. Situated on a large lot with a fully fenced backyard, there's plenty of room for kids to play, pets to roam, or to create your dream outdoor entertaining area. The location is unbeatable &ndash; just steps from local schools, the ice rink, curling rink, swimming pool, and all downtown amenities including shopping and dining. Whether you're a first-time buyer or looking to settle into a peaceful community, this home checks all the boxes.