



GRASSROOTS
REALTY GROUP

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452 16 Street
Fort Macleod, Alberta

MLS # A2262286



\$313,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 978 sq.ft. | Age: | 1970 (56 yrs old) |
| Beds: | 5 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, City Lot, Landscaped, Street Lighting | | |

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

Inclusions: n/a

Welcome to 542 16th Street – 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 – 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.