



GRASSROOTS
REALTY GROUP

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**#154, 150 22 Street
Fort Macleod, Alberta**

MLS # A2263185



\$569,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,790 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Block Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Private, Street Lightin | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage | | |
| Inclusions: | washer/dryer(4), fridge(2), stove(2), microwave(2), garage door remote(s), dishwasher(2), hoodfan(2). | | |

154/150 22nd Street, Fort Macleod A rare find in Fort Macleod — a full duplex that truly checks all the boxes. Whether you're looking for space for your entire family, want to live in one side and rent the other, or you're an investor ready to expand your portfolio, this property offers flexibility, value, and long-term potential. Each side features 3 bedrooms, 2 full bathrooms, a large office (ideal for remote work or easily used as a fourth bedroom), a full basement, and a private backyard. The layout feels open and practical — perfect for families who want room to grow or for anyone looking to generate steady rental income. And let's talk about lifestyle — you can literally see the community pool and waterslide from the home, not to mention the hockey rink just steps away. Everything Fort Macleod is known for — the charm of its historic downtown, local shops, and welcoming small-town energy — is right down the street. Best of all, both units come with a fully finished, attached garage, so you can skip the icy winter mornings of brushing off your car. Fort Macleod continues to gain attention as prices rise in nearby cities like Lethbridge. This is your chance to get ahead of the curve in a growing community with incredible potential. Whether you're buying your first home, house-hacking to boost your mortgage qualification, or adding to your investment portfolio, 154 22nd Street is a move that just makes sense — now and for years to come