



**GRASSROOTS**  
REALTY GROUP

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311 22 Street  
Fort Macleod, Alberta

MLS # A2264831



**\$282,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                  |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 1 and Half Storey                     |               |                   |
| <b>Size:</b>     | 1,344 sq.ft.                          | <b>Age:</b>   | 1940 (85 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, No Neighbours Behind |               |                   |

|                    |                                                |
|--------------------|------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                     |
| <b>Floors:</b>     | Carpet, Vinyl                                  |
| <b>Roof:</b>       | Asphalt Shingle                                |
| <b>Basement:</b>   | Crawl Space, Partial, Unfinished               |
| <b>Exterior:</b>   | Mixed, Stucco, Wood Frame                      |
| <b>Foundation:</b> | Poured Concrete                                |
| <b>Features:</b>   | Beamed Ceilings, Ceiling Fan(s), High Ceilings |

|                   |   |
|-------------------|---|
| <b>Water:</b>     | - |
| <b>Sewer:</b>     | - |
| <b>Condo Fee:</b> | - |
| <b>LLD:</b>       | - |
| <b>Zoning:</b>    | R |
| <b>Utilities:</b> | - |

**Inclusions:** N/A

Come check out this great starter home! Perfectly located just one block from the skating rink, curling rink, pool, and only a few blocks from Fort Macleod's historic Main Street. This home welcomes you with a spacious front entrance and a large, inviting living room. The main floor features a comfortable bedroom and a full bathroom, while upstairs you'll find two additional bedrooms and a open space that's perfect for a home office. Recent updates include new carpet and flooring throughout the main level, plus fresh paint inside and out, making this home completely move-in ready. Get settled into this charming home before the snow flies!