



**GRASSROOTS**  
REALTY GROUP

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

**135 21 Street**  
**Fort Macleod, Alberta**

**MLS # A2274529**



**\$249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Gravel Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level		

<b>Heating:</b>	Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water, Vinyl Windows		

**Inclusions:** NA

Discover the charm and convenience of this 1960 residence, perfectly situated in the heart of the historic community of Fort Macleod. Offering a comfortable 1180 square feet, this home blends classic structure with modern updates, including stylish vinyl plank hardwood flooring throughout, efficient vinyl windows, and a durable stucco exterior. Enjoy year-round comfort with the recently added heat pump and air conditioning, complemented by a modern 100 amp electrical panel. The kitchen comes complete with all appliances included, making your move-in effortless. Step out onto the generous 18' x 11' deck for outdoor relaxation or entertaining. The luxurious addition of a walk-in bathtub provides comfort and accessibility. Beyond the main home, you'll find a 28' long by 12'6" wide detached garage and an incredible bonus space: a 16' x 16' studio, fully insulated, wired, and finished with beautiful pine—perfect for a home office, gym, or creative retreat! Location is everything, and this property delivers, being within easy walking distance of the outdoor pool, Recreation Centre, Post Office, and Downtown amenities. Don't miss the opportunity to call this well-loved, move-in-ready property your own!