



**135 21 Street
Fort Macleod, Alberta**

MLS # A2274529

\$249,000

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

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

Inclusions:	NA
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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!