



GRASSROOTS
REALTY GROUP

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**327 20 Street
Fort Macleod, Alberta**

MLS # A2278502



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	1905 (121 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Attached Carport, Carport, Driveway, Front Drive, Off Street, Or		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Chandelier, Crown Molding, French Door, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows

Inclusions: dishwasher, fridge, washer/dryer, stove, backyard sheds/playhouse(2), light fixtures, microwave.

presenting: 327 20th Street - Fort Macleod, AB An Character Home That needs a family Some homes simply have a presence—and 327 20th Street is one of them. From the moment you step into the grand entryway, you feel it. The scale. The craftsmanship. The kind of space where memories are made with your family. With 10-foot ceilings on both the main floor and the second level, this is a home that breathes, offering light, openness, and room for a growing family to truly live. The main floor living room is something you only see practically in movies like the "Home Alone McCallister house" you feel small, yet cozy with immense amount of functional space. Beautiful wood architecture runs throughout, adding warmth and character you just don't find in newer builds. The layout is unapologetically family-sized, designed for busy mornings, holiday gatherings, and everything in between. At the back of the home, a massive sunroom becomes the heartbeat of the house—perfect for slow mornings, afternoon reads, or watching the seasons change. Step outside to a large backyard, ready for kids, pets, gardens, and summer evenings that stretch a little longer than planned. The recent addition of the 3 season sunroom makes entertaining, or curling up with a book a no brainer. I know we all wish we had one of these! And the location? It's the kind families dream about. Around the corner from the hockey rink and pool, close enough for kids to walk to the park, downtown, or just down the street to the elementary school. Safe, connected, and deeply rooted in the community of Fort Macleod. This isn't just a house looking for new owners—it's a home waiting for its next family to fill it with life.

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