



**GRASSROOTS**  
REALTY GROUP

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166 9 Street  
Fort Macleod, Alberta

MLS # A2286759



**\$448,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

This move-in ready 4 bedroom, 2 bathroom home offers a bright open-concept layout perfect for modern living. The stylish kitchen features white cabinetry, stainless steel appliances, a large island with seating, and pendant lighting, flowing seamlessly into the spacious living area with beautiful flooring and a cozy wood stove. All four bedrooms are well-sized, complemented by two full bathrooms for added convenience. Outside, enjoy attractive curb appeal with a covered front porch, landscaped yard, and a spacious driveway—ideal for comfortable everyday living and easy entertaining.