



**436 28 Street  
Fort Macleod, Alberta**

**MLS # A2287111**



**\$470,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated, Pa		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window coverings

Charming character home on a rare double lot overlooking River Valley Wilderness Park in Fort Macleod with walking and biking trails. This 3-bedroom, 2-bathroom home showcases timeless appeal throughout, featuring beautiful stained glass windows and an inviting front sunroom filled with natural light. Warm, character details flow through the living spaces, creating a home with true personality. The fully landscaped yard offers generous outdoor space to enjoy, and the double detached garage provides added convenience and storage. A unique opportunity to own a distinctive home with park views, classic charm, and exceptional lot size in a desirable location.