



**2106 7 Avenue**  
**Fort Macleod, Alberta**

**MLS # A2287715**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Mixed, Stucco	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Wet Bar		

**Inclusions:** Blinds, Curtain Rods, Shed, and Swing Set.

Welcome to this beautifully updated and thoughtfully designed bi-level home offering exceptional use of space and functionality throughout. Located in a quiet neighbourhood, this well planned home features 5 bedrooms and 2 full bathrooms, making it ideal for growing families or those needing flexible work from home space. The bright and modern main floor showcases a stylish kitchen with sleek cabinetry, large island with seating, and open concept flow into the dining and living areas, perfect for everyday living and entertaining. Updated finishes and warm tones create an inviting, move -in-ready feel. The fully developed lower level offers excellent versatility and is currently configured with a salon area that will have the chair and sink removed prior to possession, allowing the space to easily convert back to additional living area, home gym, office, or hobby space. One of the bedrooms is presently used as a craft room but can easily function as a fifth bedroom. Step outside to enjoy the brand new rear deck (completed just months ago) with no neighbours behind you. The impressive 20' x 30' detached garage features a Bluetooth-enabled garage door opener for modern convenience, along with excellent storage and workspace. Ideally located within easy walking distance to schools with no major highways to cross, a huge bonus for families. This is a smart, efficient home that maximizes every square foot in a fantastic location.