



**535 16 Street**  
**Fort Macleod, Alberta**

**MLS # A2293782**



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, On Street, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Residential - R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Sectional couch in Living room, desk in office, window coverings

Welcome to your spacious 5-bedroom bungalow at 535 16 Street, Fort Macleod, perfectly positioned directly across from the F.P. Walshe High School and a short walk to WA Day Elementary School. Conveniently located near local parks and walking paths. This 1,313-square-foot home is ideally suited for a large family, offering three bedrooms on the main floor and two additional bedrooms in the partially finished lower level. The exterior features an attached small 2-car garage, a fully fenced private yard with a dog run, and a large rear deck. Inside, the main floor provides a large family room filled with natural light, a dedicated dining area, and a renovated kitchen equipped with a gas range, refrigerator, dishwasher, and a microwave hood fan. Significant modern upgrades ensure year-round comfort and long-term peace of mind, including a brand-new central air conditioning unit, a high-efficiency natural gas heating system, and new plumbing. To further protect your investment, the home features a ScaleRx whole-home scale prevention system to safeguard your new plumbing and appliances from mineral buildup. With three total bathrooms—including a 4-piece bath on the lower level and both 3-piece and 2-piece options on the main floor—this home is designed for convenience. Available for immediate possession at an attractive price of \$390,000.00, this property is a rare opportunity to secure an upgraded family home in a prime community location. Contact your favorite Realtor for a showing today!