



**446 21 Street  
Fort Macleod, Alberta**

**MLS # A2301936**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1933 (93 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This charming 2-storey character home in Fort Macleod is ideal for first time buyers or investors. With 1,330 sq ft, 2 bedrooms, and 1.5 bathrooms, it's a great option if you're looking for something with a bit of character but still practical for everyday living. The main floor has spacious living and dining areas, along with an updated kitchen, half bathroom, laundry room and storage. At the front of the home, there's a fully enclosed sunroom, which is a great spot to sit and enjoy your morning coffee or just relax. Outside, the yard is a great size and fully fenced, with underground sprinklers for easy upkeep. There's also a separate dog run, which is a huge bonus if you have pets. There's a nice patio area for summer evenings, a single detached garage, and plenty of space for RV parking.