



GRASSROOTS
REALTY GROUP

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361 9 Street
Fort Macleod, Alberta

MLS # A2103195



\$329,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,532 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: New Home Warranty

Affordable townhouse in Fort Macleod! This two-storey newly built home features high-end, modern finishings and an unbeatable location across the street from a proposed park. Inside, the main floor includes a huge open concept living and dining room, with a kitchen fit for a chef which includes a pantry and large island. Upstairs, two bedrooms and a full four-piece bath create a comfortable layout. The master bedroom suite includes a luxurious three-piece ensuite bath. On the lower level, this unit has the basement unfinished with plenty of features roughed in so you can bring your imagination and make the property your own. Charming front and back porches can be found on the home's exterior which has potential for a garage. If a beautiful townhouse in a great and growing neighborhood close to all of Fort Macleod's amenities sounds like the place for you, give your Realtor a call and book a showing today! Pictures of the park are renderings, the proposed development of the park has been approved.