



GRASSROOTS
REALTY GROUP

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137 19 Street
Fort Macleod, Alberta

MLS # A2119610



\$270,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	740 sq.ft.	Age:	1950 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Ideal for first-time homebuyers, this charming 3-bedroom, 2-bathroom residence presents an excellent opportunity to enter the realm of homeownership in the tranquil community of Fort Macleod. Boasting a range of recent upgrades, including a newer hot water tank, furnace, roof, and numerous windows on the main floor, this home ensures a comfortable and modern living experience. The main floor, featuring one bedroom, opens up to a spacious layout that seamlessly connects the open kitchen, dining room, and living room—creating an inviting space for entertaining. Descend to the basement to discover two additional bedrooms and another bathroom, conveniently accompanied by a laundry room situated directly adjacent to the bedrooms for added ease. Outside, a generous backyard awaits, showcasing a detached single garage and a welcoming fire pit area. To explore this fantastic opportunity further, don't hesitate to reach out to your preferred Realtor and schedule a viewing.