



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

436 22 Street
Fort Macleod, Alberta

MLS # A2129835



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,220 sq.ft.	Age:	1905 (119 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Combination	Utilities:	-
Features:	High Ceilings		

Inclusions: 2 Sheds, Piano, Dining room set, Cabinet in Mudroom, Hot Tub(as is)

Classic turn of the century home with modern features! The focal point of the house is the bright and open living room with high ceiling. Perfect gathering space for friends and family and joins the large formal dining room. Through the dining room there is a large pantry and prep space and then into the unique kitchen which has lot's of cupboard space and the exposed brick chimney is an eye-catching feature. Just off of the kitchen is the access to the side deck with a private hot tub area. You have 3 nice sized bedrooms all on the main floor and the primary bedroom features an ensuite bathroom and private sitting area. The main floor bathroom is unique and has both a shower and soaker tub. Upstairs is an excellent flex space that also offers an overhead view of the living room. The basement is perfect for storage and it also has a walk out to the yard. Main floor laundry and Central A/C are a nice bonus! This home has tons of character and historic features while being modern and comfortable.