



**GRASSROOTS**  
REALTY GROUP

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**263 18 Street**  
**Fort Macleod, Alberta**

**MLS # A2129968**



**\$297,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	1905 (119 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Perimeter Wall, Combination	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Storage		

**Inclusions:** Electric Fireplace, 3 x TV Brackets.

Country living in town! This charming 1376sf home on a HUGE double lot (132 x 99) in the heart of Fort Macleod is a gardener's paradise! This historic home features a massive eat in kitchen, three large bedrooms, one bathroom, 10' ceilings, and loads of room for you and your family to grow - inside and out! Lovingly refreshed by the current owners, this home includes updated lighting and paint, new bathroom vanity and cabinets, updated appliances, and soft touches throughout. It is spotless and ready for you to move in and start living! Head outside through the breakfast nook to your covered patio, surrounded by trees, shrubs and perennials. Put your "maker" skills and hobbies to work in the workshop. No need to clutter up the 18 x 20 double garage with your "stuff," as there's ample room in the storage area attached to the workshop. Recent updates include a brand new roof on the house and garage (2021), landscaping and tree management in the yard, and an overall tidy up top to bottom. The garden plot is tilled and ready for you to plant your vegetables the minute you move in! The bones of this home and yard are simply incredible. All you need to do is put your own "urban farmhouse" spin on it and call it your own. Call your favourite Realtor to book a tour today!