



**GRASSROOTS**  
REALTY GROUP

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**135 22 Street**  
**Fort Macleod, Alberta**

**MLS # A2135284**



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Washer, dryer, refrigerator, electric range, microwave hood fan

Welcome to 135 22 Street! This beautiful bungalow, boasting over 1500 square feet of well-designed living space, offers the perfect blend of comfort and style. With three generously sized bedrooms and two modern bathrooms, this home is ideal for families or anyone seeking extra space. Find a bright and inviting living area that seamlessly flows into a well-appointed kitchen, perfect for entertaining or enjoying family meals. One of the standout features of this property is the massive attached single car garage, with workbench and area, complete with a spacious loft above. Outside, the expansive backyard is private, perfect for gardening, relaxing, or hosting outdoor gatherings. There is also a mature plum tree in the backyard that fruits every year. Lastly, the property is located just half a block from the pool and the downtown area of Fort Macleod. Schedule a viewing today and experience all that this exceptional bungalow has to offer!