



GRASSROOTS
REALTY GROUP

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451 20 Street
Fort Macleod, Alberta

MLS # A2137462



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	1930 (94 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: Curtain Rods, blinds, Water Purifier (under sink)

****Charming Two-Storey Home in Fort Macleod**** Discover the allure of this charming two-storey home, ideally located in the peaceful, family-friendly neighborhood of Fort Macleod. This residence is perfect for first-time homeowners or anyone seeking a small-town lifestyle. As you enter, a welcoming front porch offers the perfect spot for morning coffees and watching the sunrise. Inside, a spacious living room seamlessly transitions into the dining area, creating a warm and inviting space for gatherings. The kitchen comes fully equipped with essential appliances, including a unique coffee bar that adds a touch of convenience to your daily routine. On the main floor, you'll also find a versatile space suitable for a home office or an additional guest bedroom. The upper level is thoughtfully designed with four bedrooms, with the primary bedroom situated for privacy on one side and three additional bedrooms on the other, making it ideal for family living. The home includes two practical bathrooms, one on each level. Additionally, the main floor houses a laundry area that has been smartly set up to also accommodate pets, ensuring they are comfortable and secure. The property sits on a lot of approximately 6,534 square feet, featuring a large backyard with a patio area perfect for barbecues and outdoor entertainment, all enclosed by a secure fence. Located in a neighborhood known for its quiet streets and community spirit, this home combines the charm of rural living. Experience the simple pleasures of life in Fort Macleod, where community and tranquility meet.