



**467 21 Street**  
**Fort Macleod, Alberta**

**MLS # A2162963**



**\$387,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,199 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** All Appliances.

This exquisite home is a true gem, meticulously updated and lovingly maintained to offer the perfect blend of modern luxury and timeless charm. As you step through the door, you're greeted by a sense of warmth and comfort, knowing that every detail has been carefully considered for your convenience and enjoyment. The recent renovations have transformed this residence into a haven of contemporary elegance, featuring a sleek color palette and stylish finishes that create an inviting atmosphere throughout. From the high beamed ceilings in the open-concept living room and kitchen to the low-maintenance flooring that adds both beauty and practicality, every aspect of the main floor exudes sophistication and comfort. The thoughtful extras elevate this home to the next level of convenience and functionality, with added storage in the entryway and laundry area ensuring that your belongings are organized and easily accessible. The outdoor living spaces are equally impressive, boasting RV parking and fully landscaped grounds on both sides of the home, making outdoor relaxation a true pleasure. The upstairs illegal suite offers endless possibilities, whether you choose to renovate it to fit your own preferences or integrate it seamlessly into the main home. One of the standout features of this property is its potential for rental income. With its separate illegal suite and desirable location, this home offers a fantastic opportunity for generating additional revenue. Whether you're looking to offset your mortgage or explore investment possibilities, this feature adds a significant value proposition. With quick access to all Fort Macleod amenities and a wealth of potential waiting to be unlocked, this home is truly a must-see. Don't miss your chance to experience the magic for yourself—schedule a showing with a REALTOR of your choice today and

discover how this exceptional property can meet all your needs and aspirations.