



**327 22 Street**  
**Fort Macleod, Alberta**

**MLS # A2174931**



**\$430,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	1904 (120 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Updated two-storey character home in Fort Macleod! This property has been renovated down to the studs adding plenty of modern features while maintaining its original charm. High ceilings and surrounding windows make the main floor feel bright and spacious while a stand-alone fireplace will be perfect for keeping cozy on winter evenings. The kitchen features granite countertops and an impressive central island. Main floor laundry and convenient closet storage will be a hit with busy families. Upstairs, the primary bedroom is a luxurious retreat, complete with a five-piece ensuite bath. Step outside and you'll find a large back yard with a deck, seating area, and firepit perfect for hosting summer get-togethers. Built-in lighting around the home creates spectacular curb appeal, complimented by expert landscaping and a well-maintained exterior. If a beautiful property with tons of charm in a quiet neighborhood sounds like the place for you, give your REALTOR&reg; a call and book a showing today!