



**120 16 Street**  
**Fort Macleod, Alberta**

**MLS # A2179035**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautiful five-bedroom, two-bathroom bi-level home, offering a wonderful blend of convenience and potential in a quiet neighborhood close to all Fort Macleod amenities. This home features an attached single garage, plenty of closet storage throughout, updated appliances, a gorgeous walk-out basement, two outdoor seating areas, and a functional layout that's perfect for growing families. Through the covered entryway and upstairs, you'll be greeted by an inviting living room complete with a large bay window and fireplace. The combined kitchen and dining area provide room for family gatherings and everyday meals, with a pantry and updated appliances to make meal prep a breeze. Down the hall, three bedrooms surround a five-piece bath while two more bedrooms and a three-piece bath can be found downstairs. Also on the lower level, you'll find a cozy rec room with a charming fireplace and updated windows. A separate entrance off the lower laundry room leads out onto an amazing lower patio, perfect for relaxing on warm summer days. Above, a covered rear deck with access to the main floor dining room is ideal for summer entertaining. With plenty of room for seating and a large backyard complete with a firepit and mature trees, this home offers opportunity for hours of family fun in the warmer months. If a home with tons of premium features and plenty of potential sounds like the place for you, give your REALTOR® a call and book a showing today!