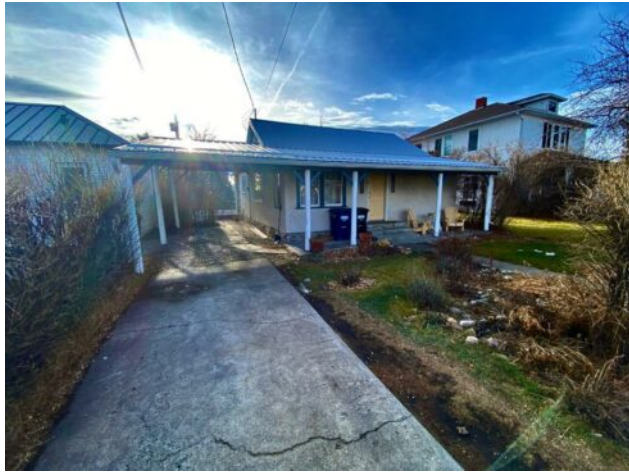




**436 18 Street  
Fort Macleod, Alberta**

**MLS # A2182681**



**\$230,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1916 (108 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Covered		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** NA

Welcome to this delightful home, offering the perfect blend of charm, convenience, and comfort, all within easy reach of local amenities. Whether you're a young family, someone looking to downsize, or simply seeking a relaxing retreat to call your own, this home has something special for everyone. From the moment you step through the picturesque garden arch into the entryway, you'll be greeted by fresh paint, bright windows, and a sense of calm spaciousness. The arched doorway from the living room to the dining room adds a touch of elegance to the smart layout. The kitchen is a standout feature, with ample cabinet space and room for a cozy breakfast nook—an ideal spot to start your day with a warm cup of coffee. Two well-sized bedrooms, a three-piece bath, and plenty of closet space offer all the essentials, while a rear laundry room adds extra convenience. Step outside to the beautifully landscaped lot, where every detail has been thoughtfully designed. Established plants, garden beds, and seating areas create a serene outdoor oasis that comes alive in the spring and summer. Enjoy the privacy of mature hedges and entertain with ease thanks to covered patios, a carport, driveway parking, and quick access to the kitchen through the back entrance. This well-maintained home is ready for you to make it your own. Don't miss this opportunity call your favourite Realtor®; today and book a showing to see this Fort Macleod treasure for yourself!