



**349 9 ST**  
**Fort Macleod, Alberta**

**MLS # A2184677**



**\$383,145**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-MU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** dishwasher

Welcome to these beautiful, bright, and modern townhomes, designed with families in mind and finished with high-end, tasteful details throughout. Offering 2,265 sq ft of living space, this home features 5 bedrooms and 3 bathrooms, including a private ensuite, ensuring ample space for the whole family. Located on a newly developed street, this home is just a short walk to schools with no highways to cross, making it safe and convenient for children. The area is part of a fast-growing town with a strong economy, bustling businesses, and plenty of job opportunities. Future development includes a new park across the street to the south east that will start head way in 2025 park, adding even more appeal to this soon-to-be vibrant neighborhood. Additional features include:

- Minimal yard maintenance for ease of living
- The potential to add a garage in the backyard for added value and functionality- check out the unit that already has a garage so you can see firsthand the functionality!
- Basic landscaping including fenced back yard with sod included to complete your outdoor space

These move-in-ready homes offer incredible value at affordable prices. Don't miss the opportunity to secure your spot in this exciting, growing community—schedule your viewing today!