



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

349 9 ST
Fort Macleod, Alberta

MLS # A2184677



\$383,145

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-MU
Foundation:	Poured Concrete	Utilities:	-
Features:	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!