



**GRASSROOTS**  
REALTY GROUP

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**359 9 Street**  
**Fort Macleod, Alberta**

**MLS # A2187409**



**\$363,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-MU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Discover these beautifully designed townhomes, where modern finishes and thoughtful design come together to create the ideal living space. Key Features: • Spacious Living: 1,514 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms and 3 bathrooms. • Basement Potential: Unfinished basement ready to be tailored to your vision. Want it professionally completed? Contractors are available for an additional fee. • Garage Included: A private garage is located at the rear for added convenience and security. Location Highlights: • Upcoming Park: A brand-new park is being developed across the street, with construction set to begin in spring 2025. The park will be completed in phases, adding even more value to this growing community. • Family-Friendly Area: Close to schools with no busy highways to cross. • Low Maintenance: Enjoy easy-care landscaping, perfect for busy lifestyles. • New and Thriving Neighborhood: Be part of a vibrant, up-and-coming community. Additional Benefits: • New Home Warranty included for peace of mind. Don't miss this opportunity to own a modern, move-in-ready home in a promising neighbourhood. Contact your favourite REALTOR &reg; today!.