



**404 22nd Street  
Fort Macleod, Alberta**

**MLS # A2188375**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	1908 (117 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Private,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Shed

**HUGE PRICE DROP!!!** Discover this beautifully renovated craftsman-style home, perfectly situated on an oversized corner lot. The main floor boasts a welcoming front office (or third bedroom), a cozy living room with a gas fireplace, an adjacent dining area, and a galley-style kitchen. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, and a spa-inspired bathroom, remodeled for contemporary elegance. The exterior is equally impressive, featuring a large fenced yard, a fire pit for entertaining, and a garden for outdoor enjoyment. The detached garage offers versatility, serving as a flex space or easily converted back to a parking area. It is fully equipped with power and heating. Extensive renovations have been completed inside and out, including refinished hardwood floors, a new hot water tank, new roof, full kitchen transformation, and much more. This home seamlessly blends timeless workmanship with modern upgrades, offering both charm and convenience.