## 351 9 Street
## Fort Macleod, Alberta

**MLS # A2188442**



# $338,000

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|---|---|
| **Division:** | NONE |
| **Type:** | Residential/Triplex |
| **Style:** | 2 Storey |
| **Size:** | 1,540 sq.ft. |
| **Age:** | 2024 (1 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 2 full / 1 half |
| **Garage:** | Off Street |
| **Lot Size:** | 0.05 Acre |
| **Lot Feat:** | Back Yard, Rectangular Lot |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full, Unfinished | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island | | |

**Inclusions:** N/A

Discover these beautifully designed townhomes where modern finishes and thoughtful design come together to create the ideal living space!  Spacious Living with the thoughtfully designed living space that features 3 bedrooms and 3 bathrooms.  The main floor is bright and open with a gorgeous kitchen, lots of dining space and a living room with a big south facing window.  Upstairs you have the bedrooms including the Primary bedroom with walk in closet and ensuite as well as another full bathroom. The basement is open for development so you can add your personal touches for more bedrooms or a great big family room. If you'd like it professionally completed the builders are able to work with you on that for an additional fee. Some neighbourhood Highlights include the upcoming Municipal Park! It's a brand new park which 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.   It's a Family-Friendly Area: Close to schools with no busy highways to cross.   The front yard is Low Maintenance with some nice landscaping and the option to add an off street parking pad! New Home Warranty is included for peace of mind. Don&rsquo;t miss this opportunity to own a modern, move-in-ready home in a promising neighbourhood. Contact us today to schedule your private viewing! (Photos showed are from a similar unit with the same style and layout.)