



**353 9 Street**  
**Fort Macleod, Alberta**

**MLS # A2188675**



**\$346,395**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,542 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<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 Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**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: 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. 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 neighborhood. Contact us today to schedule your private viewing! (Photos showed are from a similar unit with the same style and layout.)