



GRASSROOTS
REALTY GROUP

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516 21 Street
Fort Macleod, Alberta

MLS # A2209357



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,545 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating:	Boiler	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: built-in oven, washer/dryer, dishwasher, electric cooktop, microwave, range hood, Fridge, light fixtures.

Welcome to 516 21st Street, a truly exceptional family home located in the heart of Fort Macleod, AB. Situated just a short walk from both the elementary and high schools, this property offers the ideal location for families looking for convenience and accessibility. Whether you're walking your kids to school or enjoying the close-knit, family-friendly neighborhood, this home offers a lifestyle that is both practical and inviting. This spacious bungalow is set on an expansive double lot, providing an abundance of outdoor space for a variety of activities. Imagine the possibilities for landscaping, gardening, or simply enjoying the large backyard for family gatherings, barbecues, or letting children and pets roam freely. The potential for this property extends beyond its already impressive exterior, offering room to expand, grow, and truly make the space your own. Inside, the home has been completely updated with modern finishes that complement the original charm of the home. The living areas are generously sized, offering plenty of room for entertaining or simply relaxing in comfort. The open-concept design allows natural light to flood through, creating a bright and welcoming atmosphere throughout the entire home. Whether you're hosting family gatherings, enjoying quiet nights in, or spending time with friends, this home offers the perfect setting for all occasions. One of the most exciting features of this property is the unfinished basement, which presents a blank canvas for buyers with vision. Whether you're looking to add equity, build more bedrooms, create a home theater, or design a large playroom for kids, the possibilities are endless. The space is ready and waiting for you to customize it to suit your needs and lifestyle, making this home an even more valuable investment. What truly sets 516 21st Street apart is its incredible potential for customization and growth.

With its unbeatable location, expansive lot, and solid foundation, this home is not just a place to live—it's a smart investment in your future. Whether you're a growing family looking for more space, a couple dreaming of a modernized home with room to expand, or someone seeking a solid property with long-term potential, this bungalow offers it all. The combination of its fantastic location, spacious layout, and the blank canvas that the basement provides is a rare find in today’s market. Don’t miss out on the chance to create the home of your dreams in this vibrant community—come see how this property can perfectly suit your lifestyle and make your homeownership dreams a reality.