



**GRASSROOTS**  
REALTY GROUP

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**733 28 Street**  
**Fort Macleod, Alberta**

**MLS # A2211143**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Low Maintenance La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Stone, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove(see remarks), hood fan, dishwasher, washer, dryer, all window coverings, water softener and RO system, auto mower, garage door with remote, underground sprinkler controls.

Immaculate 2-Storey Home Just Steps from the Oldman River & Fort Macleod Living at Its Best! Welcome to this beautifully maintained and thoughtfully designed 2-storey home located in Fort Macleod, just two blocks from the scenic Oldman River. Known for its rich history, friendly community, and growing amenities, Fort Macleod offers the perfect blend of small-town charm and outdoor adventure. This 4-bedroom, 3.5-bathroom home offers exceptional space, comfort, and functionality for families of all sizes. The main floor features a bright and inviting kitchen and dining area, with direct access to the backyard&mdash;perfect for entertaining or enjoying quiet evenings. A cozy living room, convenient half bath, and a full laundry room complete the main level. Upstairs, you'll find a spacious primary bedroom with a private ensuite, a second bedroom, a full bathroom, and a bonus room above the garage&mdash;perfect for a home office, playroom, or additional lounge space. The fully finished basement adds even more room to spread out, with two additional bedrooms, another full bathroom, a generous family room, and a storage/utility room. Step outside and be wowed by the exceptional curb appeal and well-landscaped, low-maintenance yard featuring underground sprinklers, a tree and shrub watering system, and an automated mower for easy upkeep. Enjoy the outdoors year-round with multiple beautiful spaces, including a covered front concrete veranda, a rear concrete deck, and a private lower sitting area. This property truly offers the full package&mdash;comfort, space, quality, and a prime location in one of Southern Alberta's most inviting communities.