

117 21 Street  
Fort Macleod, Alberta

MLS # A2257039

**\$379,000**



|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                              |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,241 sq.ft.                      | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 6                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached            |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped |               |                   |

|                    |                        |                   |             |
|--------------------|------------------------|-------------------|-------------|
| <b>Heating:</b>    | Central                | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Laminate, Tile | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding           | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Wood                   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Vaulted Ceiling(s)     |                   |             |

**Inclusions:** N/A

MASSIVE PRICE IMPROVEMENT! STILL AVAILABLE! Discover this FRESHLY PAINTED 6-bedroom, 2-bath home offering nearly 2,500 sq. ft. of finished living space on a large, fully landscaped and fenced lot. Built in 2007, it features vaulted ceilings, a cozy gas fireplace, and an oversized single detached garage with plenty of street parking. Fort Macleod is a historic town known for its beautifully preserved downtown, vibrant arts community, and as a filming location for major movies and TV shows. You'll be just steps from the recreation centre and pool, minutes from local shops and restaurants, and a short drive to the Crowsnest Pass and mountains &mdash; all while enjoying small-town charm with big-city amenities less than 30 minutes away. Move-in ready and waiting for its next owner &mdash; contact your favorite REALTOR® to book a showing.