

**433 17 Street  
Fort Macleod, Alberta**

**MLS # A2267104**



# \$232,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,238 sq.ft.   | <b>Age:</b>   | 1928 (98 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Carport  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                 | <b>Zoning:</b>    | res |
| <b>Foundation:</b> | Perimeter Wall             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                |                   |     |

**Inclusions:** n/a

Great starter home featuring 3 bedrooms and 1,200 sq. ft. all on one level. Includes an attached carport, private backyard, and located in a great neighborhood close to schools &mdash; perfect for families or first-time buyers!