

**131 11 Street  
Fort Macleod, Alberta**

**MLS # A2271217**



# \$363,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, OTR microwave, Central AC, 1-2-5-10 Progressive New Home Warranty

This incredible property in Fort Macleod is exactly what you've been looking for. Whether you are looking for a property to live in personally or you're an investor who wants a fantastic revenue property, 131 11 St will fit your needs. A 1055sqft half duplex fully finished with 4 bedrooms and 2.5 bathrooms with separate entrance and potential for a secondary suite in the basement. The main floor features an open concept living space between the kitchen, dining room, and living room. You'll also find two bedrooms and 1.5 bathrooms upstairs including the primary bedroom with walk-in closet and 2 piece en-suite. Downstairs is a large family room, 2 more bedrooms and another full bathroom, laundry room, and furnace/utility room. Central AC is included. Ask your agent about the potentially of a secondary suite in the basement for extra income.