

1706 3 Avenue  
Fort Macleod, Alberta

MLS # A2280182



## \$265,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RESI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, ceiling fan, window coverings, garage remote (s), shed

Welcome to this charming and thoughtfully updated home located on a beautiful corner lot in the heart of Fort Macleod — a small community known for its welcoming spirit and strong sense of pride. This cozy two-bedroom, one-bathroom home offers a perfect blend of character and modern style. The bathroom features a relaxing jetted tub, ideal for unwinding at the end of the day. Inside, you'll find durable laminate flooring throughout and a stylish kitchen highlighted by concrete countertops and a unique brick archway that adds warmth and architectural interest. Outside, the property truly shines with mature trees providing privacy and shade. The heated, detached 20' x 24' garage boasts 10-foot ceilings, making it perfect for vehicles, storage, hobbies, or a workshop. Whether you're a first-time buyer, downsizer, or looking for a peaceful place to call home, this property offers comfort, character, and functionality in a community that truly feels like home. Call your favourite REALTOR today to book your showing!