

1706 3 Avenue
Fort Macleod, Alberta

MLS # A2280182



\$265,000

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

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | RESI |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!