

# \$338,000 - 351 9 Street, Fort Macleod

MLS® #A2188442

**\$338,000**

3 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 0.05 Acres

NONE, Fort Macleod, Alberta

Discover these beautifully designed townhomes where modern finishes and thoughtful design come together to create the ideal living space! Spacious Living with the thoughtfully designed living space that features 3 bedrooms and 3 bathrooms. The main floor is bright and open with a gorgeous kitchen, lots of dining space and a living room with a big south facing window. Upstairs you have the bedrooms including the Primary bedroom with walk in closet and ensuite as well as another full bathroom. The basement is open for development so you can add your personal touches for more bedrooms or a great big family room. If you'd like it professionally completed the builders are able to work with you on that for an additional fee. Some neighbourhood Highlights include the upcoming Municipal Park! It's a brand new park which is being developed across the street with construction set to begin in spring 2025. The park will be completed in phases adding even more value to this growing community. It's a Family-Friendly Area: Close to schools with no busy highways to cross. The front yard is Low Maintenance with some nice landscaping and the option to add an off street parking pad! New Home Warranty is included for peace of mind. Don't miss this opportunity to own a modern, move-in-ready home in a promising neighbourhood. Contact us today to schedule your private viewing! (Photos showed are from a similar unit with the same style and layout.)



Built in 2024

## Essential Information

MLS® #	A2188442
Price	\$338,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	351 9 Street
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0Z0

## Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Refrigerator, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
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Lot Description	Rectangular Lot, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	152
Zoning	R

### **Listing Details**

Listing Office	Real Estate Centre - Lethbridge
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