## \$345,000 - 404 16 Street, Fort Macleod

MLS® #A2188647

#### \$345,000

3 Bedroom, 2.00 Bathroom, 827 sqft Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

Welcome home to this 3 bedroom, 2 bathroom bi-level home, located on a spacious corner lot with plenty of off-street parking, as well as a carport and detached garage. Close proximity to all

schools and a short walk to the shops on Main Street.

The house features a finished basement with large windows, providing an abundance of sunlight in every room. There are 2 bedrooms upstairs and 1 down, with ample space to create

a fourth bedroom if desired.

The large, south-facing back yard features perimeter fencing for privacy, with a large concrete

patio for entertaining with plenty of room for a garden.

The secure detached garage is perfect for those who require a work shop for mechanics or

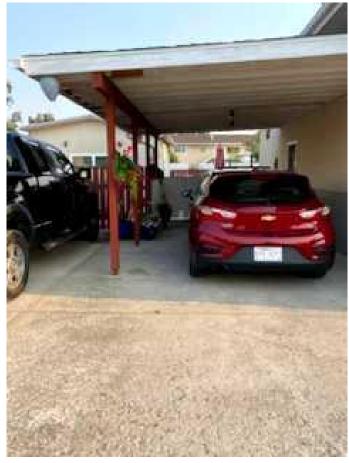
wood working, featuring overhead door access from the alley, windows on the north and west sides of the building for added lighting, along with a high ceiling.

This property is the ideal starter home for a young family, the perfect canvas for customizing your perfect home.

Built in 1972

# Essential Information





MLS® # A2188647 Price \$345,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 827

Acres 0.15 Year Built 1972

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 404 16 Street

Subdivision NONE

City Fort Macleod

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L0Z0

#### **Amenities**

Parking Spaces 3

Parking Pad, Carport, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Central Vacuum

Appliances Dishwasher, Electric Range, Refrigerator, Washer, Gas Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplaces None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,

Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Aluminum Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed February 15th, 2025

Days on Market 76 Zoning R

## **Listing Details**

Listing Office Century 21 Bravo Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.