

# \$400,000 - 345 17th Street, Fort Macleod

MLS® #A2228694

**\$400,000**

3 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

This fully updated three bedroom, two bathroom bungalow with an attached 23 x 13<sup>TM</sup> garage on a great street in the charming community of Fort Macleod could be yours in a heartbeat! As you roll up to this classic 1960s home, the first thing you<sup>TM</sup>ll notice is the low maintenance front yard and tidy appearance. Through the front door, you enter a bright and airy open concept living, dining and kitchen area, complete with all new flooring, paint, lighting, kitchen cabinets, countertops and stainless steel appliances! The massive kitchen island is easily movable, so you can configure your breakfast bar however best suits your family. Head down the hall to your serene, extra large primary bedroom with walk-in closet, with room left for you to install an ensuite bathroom, if you want to! You<sup>TM</sup>ll also find a second bedroom and a fresh new four-piece bathroom is located just across the hall from the primary bedroom. Downstairs you<sup>TM</sup>ll find your large third bedroom, a second three-piece bathroom, laundry room as well as another massive family room with gas fireplace! Add to that a "rec room" that could easily be made into a fourth bedroom - just add one wall and a wardrobe and you<sup>TM</sup>re good to go! Let<sup>TM</sup>s head outside to your shady covered patio just out the back door. What a great place to spend your hot summer evenings! If you like the heat, you also have a full sun patio and a place for a firepit, with loads of room for anything else you<sup>TM</sup>d like in this massive



back yard space. A garden? Build your dream workshop? Your call! Here's a recap of all the updates made in 2023: new shingles, eavestrough and soffit, new kitchen, flooring, furnace, on-demand hot water tank, all appliances, both bathrooms updated, interior doors and trim, all new lighting and paint, new garage door and opener, front deck and \$15k worth of landscaping in the front yard. All you need to do is move in and enjoy your summer on the covered patio out back! If this sweet property looks like home to you, schedule a viewing with your favourite REALTOR® right away.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228694    |
| Price          | \$400,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 979         |
| Acres          | 0.15        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 345 17th Street              |
| Subdivision | NONE                         |
| City        | Fort Macleod                 |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0Z0                      |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 5                                                              |
| Parking        | Additional Parking, Single Garage Attached, Multiple Driveways |
| # of Garages   | 1                                                              |

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Basement, Gas                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard, Awning(s)                         |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame, Masonite                            |
| Foundation        | Block                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 7              |
| Zoning         | R              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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