

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

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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	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	41
Zoning	R

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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