

# \$269,900 - 412 25 Street, Fort Macleod

MLS® #A2190814

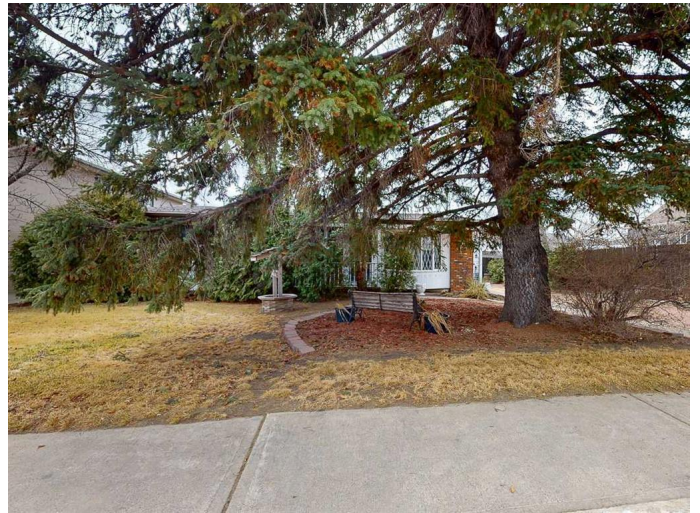
**\$269,900**

3 Bedroom, 1.00 Bathroom, 1,063 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

Welcome to the heart of Fort Macleod! This warm and cozy 1063 sf, three bedroom, one bathroom bungalow is BIG on character and convenience. Perfectly positioned just steps from shopping and dining on historic Main Street, and only two blocks to the Oldman River valley and new walking trails. Through the front door, you'll find an inviting living room with a huge floor to ceiling bow bay window and wood stove, completed by a natural brick hearth. A west facing dining area leads you to an eat-in kitchen, with south facing patio doors for easy access to your absolutely magical back yard. Down the hall, you'll find your large primary bedroom, plus two more rooms and your 4-piece bathroom. Out the back door, your private, mature yard is something to behold. Decades of love and attention have gone into creating a true urban oasis. This includes a covered patio, prolonging your outdoor living well into the autumn, as you enjoy your chosen beverage in front of your outdoor brick fireplace. Amazing! For those who like to tinker, or simply want to park your car indoors, the 14 x 30' garage offers ample space for both options! Updates to this property include new shingles on the house and garage, and a new back fence (2024), a new furnace and washing machine (2023), and a hot water tank (2020). All you need to do is move in and make it your own. This home offers the perfect blend of charm, convenience and comfort. Quick possession preferred. Don't miss



your chance to make this sweet home your own!

Built in 1960

### Essential Information

MLS® #	A2190814
Price	\$269,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,063
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	412 25 Street
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

### Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached, Off Street
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Portable Dishwasher
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Brick Facing, Masonry, See Remarks, Raised Hearth, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Private, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Masonite
Foundation	Block

## Additional Information

Date Listed	April 14th, 2025
Days on Market	5
Zoning	R

## Listing Details

Listing Office	CIR REALTY
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