# \$363,000 - 359 9 Street, Fort Macleod

MLS® #A2187409

# \$363,000

3 Bedroom, 3.00 Bathroom, 1,514 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.

## Key Features:

Â â€¢Â Â Spacious Living: 1,514 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms and 3 bathrooms. Â Â • Â Â Basement Potential: Unfinished basement ready to be tailored to your vision. Want it professionally completed? Contractors are available for an additional fee. Â Â • Â Garage Included: A private garage is located at the rear for added convenience and security.

# Location Highlights:

Â â€¢Â Â Ûpcoming Park: A brand-new park 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.

 Â ê¢Â Â Family-Friendly Area: Close to schools with no busy highways to cross.

Â â€¢Â Â Low Maintenance: Enjoy easy-care landscaping, perfect for busy lifestyles.

 Â â€¢Â Â New and Thriving Neighborhood: Be part of a vibrant, up-and-coming community.







Additional Benefits:

Â â€¢Â Â New Home Warranty included for peace of mind.

Don't miss this opportunity to own a modern, move-in-ready home in a promising neighbourhood. Contact your favourite REALTOR ® today!.

Built in 2024

# **Essential Information**

MLS® # A2187409

Price \$363,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,514

Acres 0.05 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 359 9 Street

Subdivision NONE

City Fort Macleod

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

Province Alberta
Postal Code T0L 0Z0

#### **Amenities**

Parking Spaces 2

Parking Garage Faces Rear, On Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Quartz Counters, Chandelier, Vinyl Windows, Kitchen Island, Open

Floorplan, Pantry

Appliances Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan

Heating Forced Air, High Efficiency

Cooling None

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Other

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 13th, 2025

Days on Market 289

Zoning R-MU

# **Listing Details**

Listing Office Real Estate Centre - Fort Macleod

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