

\$340,000 - 204 17 Street, Fort Macleod

MLS® #A2219473

\$340,000

4 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

Here is a beautiful family home in Fort Macleod (ONLY 30 MINUTES FROM LETHBRIDGE) that provides all of the space and amenities needed at an affordable price! This property is situated on a large corner lot with alley access, a long driveway and a SINGLE GARAGE with a brand new roof! Outside, this home boasts TWO patios which includes a large one in the front, and a covered patio in the back south-facing yard for those sun-seekers! The abundant space of this yard and corner lot is great for enjoyment with all of your friends, family, and even those furry members! Stepping inside this home you will be invited by a nice living room with hardwood flooring, before transitioning into the large open concept kitchen and dining room with newer updated flooring. The kitchen provides plentiful storage space with some nicer appliances including a dishwasher and a dual oven. The additional cabinets and counters provides a great area for a coffee bar, food prep, or pantry/small appliance storage! The remainder of the main floor offers THREE bedrooms and the main bathroom with a fully tiled floor and tub/shower surround. The lower level of the home provides an additional bedroom and bathroom, along with a massive open concept living or recreational space that could be used for unlimited potential such as more bedrooms, a home gym, a theatre, a games/play room, or a basement suite. The remainder of the basement contains a large laundry room and a cold storage room, along



with the utility area. This home has been well-maintained and offers an updated 100AMP electrical panel, while the furnace, A/C and roof have all been replaced within the last 10 years, providing peace of mind for its new owners. You get the best of both worlds: small town vibes while being located just 30 minutes from big city amenities. AND less than 1 hour from the beautiful scenic mountains! Come check out this fantastic home today!

Built in 1958

Essential Information

MLS® #	A2219473
Price	\$340,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	204 17 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	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Residential-R

Listing Details

Listing Office	Braemore Management
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