

# \$229,000 - 318 10th Street, Fort Macleod

MLS® #A2254322

**\$229,000**

2 Bedroom, 1.00 Bathroom, 1,053 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

New listing! This delightful, tastefully updated two bedroom, one bathroom home knocks value for money right out of the park! Located in the up and coming south side of booming Fort Macleod, this home is literally ready for you to move into and just enjoy your life. That includes a garage on your very own 66 x 99 foot lot, with plenty of room to grow your own fruit and veggies just off your shaded private deck! Walk through that pretty turquoise door into your entry / flex space, with deck access and views to the sunny south facing back yard. Warm your toes by the cozy wood stove as you enter the main living area, with living room, dining and kitchen combined. This showstopper of a kitchen features ample counter and storage space, a breakfast bar, beautiful modern lighting and stunning custom made concrete countertops. Down the hall, youâ€™ll find two large bedrooms, and a beautifully designed four piece bathroom with custom tiling, a soaker tub, a double vanity with sweet bowl sinks for each of you, perched atop another amazing concrete counter. Everything about this home invites you to relax and enjoy the spa-like atmosphere! While this beautyâ€™s bones may be older, it has literally been updated top to bottom, including drywall throughout, new Steel roof, soffit and fascia, new siding, skirting and insulation, new furnace, hot water tank, bathroom, flooring, kitchen and appliances, pex plumbing, 100 AMP electrical service, windows and doors inside and out. Outside youâ€™ll also find a



new deck, complete with pergola, raised bed garden boxes, fruit trees, RV parking and lots of room for your four legged friends.

Whatâ€™s not to love? Call your favourite REALTOR® to view this sweet home today!

Built in 1974

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2254322                |
| Price          | \$229,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,053                   |
| Acres          | 0.15                    |
| Year Built     | 1974                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 318 10th 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        | Off Street, RV Access/Parking, Single Garage Detached, Concrete Driveway |
| # of Garages   | 1                                                                        |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Double Vanity, No Smoking Home, Open Floorplan           |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked |

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Heating         | Forced Air, Natural Gas                                 |
| Cooling         | None                                                    |
| Fireplace       | Yes                                                     |
| # of Fireplaces | 1                                                       |
| Fireplaces      | Living Room, Free Standing, Masonry, Wood Burning Stove |
| Basement        | None                                                    |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Garden, Storage                                                |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped |
| Roof              | Metal                                                          |
| Construction      | Composite Siding, Mixed, Wood Frame, Metal Frame               |
| Foundation        | Piling(s)                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 6                   |
| Zoning         | R                   |

## Listing Details

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

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