

# \$445,000 - 460 16 Street, Fort Macleod

MLS® #A2264245

**\$445,000**

5 Bedroom, 2.00 Bathroom, 1,587 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

Welcome to this inviting family home nestled in the peaceful community of Fort Macleod. Full of character and comfort, this property offers a wonderful balance of warmth, space, and functionality. Inside, you'll find a bright, open layout featuring a cozy living room and a stunning family room addition – the true heart of the home. The vaulted ceiling with skylights fills the space with natural light, while the stone-faced wood-burning fireplace (convertible to gas) adds rustic charm and comfort. For a touch of luxury, enjoy your private indoor hot tub – the perfect place to relax and unwind any time of year. The elegant dining area is ideal for hosting family dinners or special gatherings. With four bedrooms and two bathrooms, there's plenty of room for everyone. The lower level includes a large laundry area, ample storage, and a versatile bonus room perfect for an office, hobby, or gaming space. Step outside to a beautifully maintained backyard designed for relaxation and entertaining. The new fence provides privacy and peace of mind, while the BBQ area and patio make outdoor living easy and enjoyable. A heated single detached garage completes the package, offering convenience all year long. This home captures the best of Fort Macleod living – quiet streets, friendly neighbors, and a welcoming community atmosphere. Come take a look and discover all that 460 16 Street has to offer.

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264245    |
| Price          | \$445,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,587       |
| Acres          | 0.15        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 460 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        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Beamed Ceilings                             |
| Appliances        | Electric Range, Refrigerator                |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling           | Central Air                                 |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Wood Burning                                |
| Has Basement      | Yes                                         |
| Basement          | Finished, Partial                           |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Courtyard            |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 3                  |
| Zoning         | R                  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.