

\$383,145 - 349 9 St, Fort Macleod

MLS® #A2184677

\$383,145

5 Bedroom, 4.00 Bathroom, 1,550 sqft
Residential on 0.05 Acres

NONE, Fort Macleod, Alberta

Welcome to these beautiful, bright, and modern townhomes, designed with families in mind and finished with high-end, tasteful details throughout. Offering 2,265 sq ft of living space, this home features 5 bedrooms and 3 bathrooms, including a private ensuite, ensuring ample space for the whole family.

Located on a newly developed street, this home is just a short walk to schools with no highways to cross, making it safe and convenient for children. The area is part of a fast-growing town with a strong economy, bustling businesses, and plenty of job opportunities. Future development includes a new park across the street to the south east that will start head way in 2025 park, adding even more appeal to this soon-to-be vibrant neighborhood.

Additional features include:

• Minimal yard maintenance for ease of living

• The potential to add a garage in the backyard for added value and functionality- check out the unit that already has a garage so you can see firsthand the functionality!

• Basic landscaping including fenced back yard with sod included to complete your outdoor space

These move-in-ready homes offer incredible value at affordable prices. Don't miss the



opportunity to secure your spot in this exciting, growing community”schedule your viewing today!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2184677 |
| Price | \$383,145 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,550 |
| Acres | 0.05 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 349 9 St |
| Subdivision | NONE |
| City | Fort Macleod |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0Z0 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances | Electric Cooktop, Microwave Hood Fan, Refrigerator, Electric Oven |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 6th, 2025 |
| Days on Market | 130 |
| Zoning | R-MU |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Real Estate Centre - Fort Macleod |
|----------------|-----------------------------------|

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