

# \$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	118
Zoning	R-MU

## Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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