

# \$346,395 - 353 9 Street, Fort Macleod

MLS® #A2188675

**\$346,395**

3 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.05 Acres

NONE, Fort Macleod, Alberta

Discover these beautifully designed townhomes, where modern finishes and thoughtful design come together to create the ideal living space.

**Key Features:-Spacious Living:** thoughtfully designed living space, featuring 3 bedrooms and 3 bathrooms.

**Basement Potential:** Unfinished basement ready to be tailored to your vision. Want it professionally completed? Contractors are available for an additional fee.

**Location Highlights:**

**Upcoming Park:** A brand-new park is being developed across the street, with construction set to begin in spring 2025. The park will be completed in phases, adding even more value to this growing community.

**Family-Friendly Area:** Close to schools with no busy highways to cross.

**Low Maintenance:** Enjoy easy-care landscaping, perfect for busy lifestyles.

**New and Thriving Neighborhood:** Be part of a vibrant, up-and-coming community.

**Additional Benefits:**

**New Home Warranty** included for peace of mind.

Don't miss this opportunity to own a modern, move-in-ready home in a promising neighbourhood. (Photos showed are from a



similar unit with the same style and layout.)

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2188675      |
| Price          | \$346,395     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,542         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 353 9 Street                 |
| Subdivision | NONE                         |
| City        | Fort Macleod                 |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0Z0                      |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island                                         |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 89                 |
| Zoning         | R-MU               |

**Listing Details**

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

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