

# \$363,000 - 359 9 Street, Fort Macleod

MLS® #A2187409

**\$363,000**

3 Bedroom, 3.00 Bathroom, 1,514 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: 1,514 sq. ft. of 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.

Garage Included: A private garage is located at the rear for added convenience and security.

## 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:  
A A A A € A A A A New Home Warranty  
included for peace of mind.

Donâ€™t miss this opportunity to own a  
modern, move-in-ready home in a promising  
neighbourhood. Contact your favourite  
REALTOR Â® today!.

Built in 2024

**Essential Information**

MLS® #	A2187409
Price	\$363,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	359 9 Street
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached, Garage Faces Rear, On Street
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Chandelier, Vinyl Windows, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	January 13th, 2025
Days on Market	93
Zoning	R-MU

## Listing Details

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

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.