

# \$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, Microwave Hood Fan, Refrigerator, Stove(s)
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	75
Zoning	R-MU

## Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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