

# \$400,000 - 345 17th Street, Fort Macleod

MLS® #A2228694

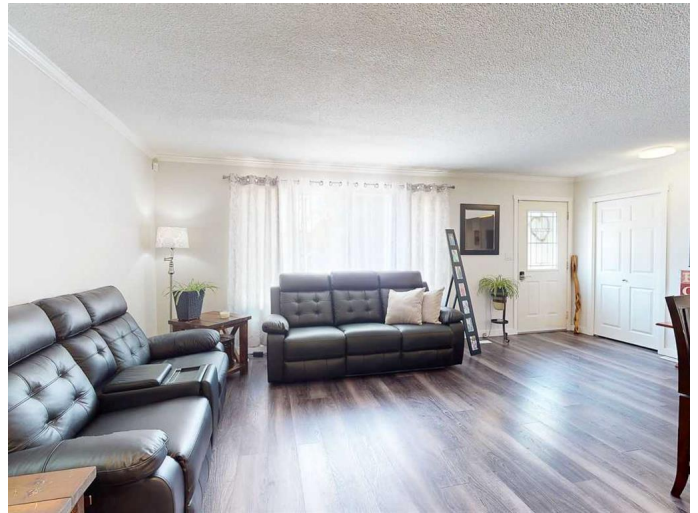
**\$400,000**

3 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

This fully updated three bedroom, two bathroom bungalow with an attached 23 x 13<sup>TM</sup> garage on a great street in the charming community of Fort Macleod could be yours in a heartbeat! As you roll up to this classic 1960s home, the first thing you<sup>TM</sup> notice is the low maintenance front yard and tidy appearance. Through the front door, you enter a bright and airy open concept living, dining and kitchen area, complete with all new flooring, paint, lighting, kitchen cabinets, countertops and stainless steel appliances! The massive kitchen island is easily movable, so you can configure your breakfast bar however best suits your family. Head down the hall to your serene, extra large primary bedroom with walk-in closet, with room left for you to install an ensuite bathroom, if you want to! You<sup>TM</sup> also find a second bedroom and a fresh new four-piece bathroom is located just across the hall from the primary bedroom. Downstairs you<sup>TM</sup> find your large third bedroom, a second three-piece bathroom, laundry room as well as another massive family room with gas fireplace! Add to that a <sup>œ</sup>rec room<sup>œ</sup> that could easily be made into a fourth bedroom - just add one wall and a wardrobe and you<sup>TM</sup>re good to go! Let<sup>TM</sup>s head outside to your shady covered patio just out the back door. What a great place to spend your hot summer evenings! If you like the heat, you also have a full sun patio and a place for a firepit, with loads of room for anything else you<sup>TM</sup>d like in this massive



back yard space. A garden? Build your dream workshop? Your call! Hereâ€™s a recap of all the updates made in 2023: new shingles, eavestrough and soffit, new kitchen, flooring, furnace, on-demand hot water tank, all appliances, both bathrooms updated, interior doors and trim, all new lighting and paint, new garage door and opener, front deck and \$15k worth of landscaping in the front yard. All you need to do is move in and enjoy your summer on the covered patio out back! If this sweet property looks like home to you, schedule a viewing with your favourite REALTOR® right away.

Built in 1961

**Essential Information**

MLS® #	A2228694
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	345 17th Street
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

**Amenities**

Parking Spaces	5
Parking	Single Garage Attached, Additional Parking, Multiple Driveways
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Masonite
Foundation	Block

## Additional Information

Date Listed	June 7th, 2025
Days on Market	14
Zoning	R

## Listing Details

Listing Office	CIR REALTY
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