\$269,900 - 412 25 Street, Fort Macleod

MLS® #A2190814

\$269,900

3 Bedroom, 1.00 Bathroom, 1,063 sqft Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

Welcome to the heart of Fort Macleod! This warm and cozy 1063 sf, three bedroom, one bathroom bungalow is BIG on character and convenience. Perfectly positioned just steps from shopping and dining on historic Main Street, and only two blocks to the Oldman River valley and new walking trails. Through the front door, you'll find an inviting living room with a huge floor to ceiling bow bay window and wood stove, completed by a natural brick hearth. A west facing dining area leads you to an eat-in kitchen, with south facing patio doors for easy access to your absolutely magical back yard. Down the hall, you'II find your large primary bedroom, plus two more rooms and your 4-piece bathroom. Out the back door, your private, mature yard is something to behold. Decades of love and attention have gone into creating a true urban oasis. This includes a covered patio, prolonging your outdoor living well into the autumn, as you enjoy your chosen beverage in front of your outdoor brick fireplace. Amazing! For those who like to tinker, or simply want to park your car indoors, the 14 x 30' garage offers ample space for both options! Updates to this property include new shingles on the house and garage, and a new back fence (2024), a new furnace and washing machine (2023). All you need to do is move in and make it your own. This home offers the perfect blend of charm, convenience and comfort. Quick possession preferred. Don't miss your chance to make this







Built in 1960

Full Baths

Essential Information

MLS® # A2190814 Price \$269,900

1

Bedrooms 3 Bathrooms 1.00

Square Footage 1,063 Acres 0.15

Year Built 1960

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 412 25 Street

Subdivision NONE

City Fort Macleod

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L 0Z0

Amenities

Parking Spaces 3

Parking Off Street, Parking Pad, Single Garage Detached

of Garages 1

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum

Appliances Dryer, Refrigerator, Washer, Microwave Hood Fan, Portable

Dishwasher, Stove(s)

Heating Forced Air, Natural Gas, Wood Stove, Wood

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Masonry, Raised Hearth, Brick Facing, See Remarks,

Wood Burning Stove

Has Basement Yes

Basement Crawl Space, None

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Garden, Landscaped, Private, Fruit

Trees/Shrub(s)

Roof Asphalt Shingle

Construction Brick, Wood Frame, Masonite

Foundation Block

Additional Information

Date Listed April 14th, 2025

Days on Market 15 Zoning R

Listing Details

Listing Office CIR REALTY

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