

# \$369,900 - 131 11 Street, Fort Macleod

MLS® #A2244019

**\$369,900**

4 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.08 Acres

NONE, Fort Macleod, Alberta

This incredible property in Fort Macleod is exactly what you've been looking for. Whether you are looking for a property to live in personally or you're an investor who wants a fantastic revenue property, 135 11 St will fit your needs. A 1055sqft half duplex fully finished with 4 bedrooms and 2.5 bathrooms with separate entrance and potential for a secondary suite in the basement. The main floor features an open concept living space between the kitchen, dining room, and living room. You'll also find two bedrooms and 1.5 bathrooms upstairs including the primary bedroom with walk-in closet and 2 piece en-suite. Downstairs is a large family room, 2 more bedrooms and another full bathroom, laundry room, and furnace/utility room. Central AC is included. Ask your agent about the potentially of a secondary suite in the basement for extra income.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244019  |
| Price          | \$369,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,055     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 131 11 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        | Parking Pad |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows |
| Appliances        | See Remarks                                                                                            |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | ICF Block            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 6               |
| Zoning         | Residential     |

### Listing Details

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