

# \$169,500 - 246 20 Street, Fort Macleod

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MLS® #A2256769

**\$169,500**

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Residential on 0.14 Acres

NONE, Fort Macleod, Alberta

Welcome to this spacious 4-bedroom, 2-bath home offering nearly 1,500 sq. ft. of living space on a peaceful, tree-lined street in Fort Macleod. With solid bones and a layout full of potential, this property is perfect for anyone looking for a comfortable home that can be personalized with a few updates.

The main level features two cozy wood stoves, providing warmth and charm throughout the seasons. A large detached garage, rear parking, and a convenient carport make this home ideal for families with multiple vehicles, hobbyists, or anyone in need of extra storage.

Outside, youâ€™ll find a well-kept yard with lawn space and beautiful mature trees, creating a private and inviting outdoor space to enjoy. The roof was redone just a few years ago, giving peace of mind for years to come.

Whether youâ€™re a first-time buyer, investor, or simply looking for a home you can make your own, this property offers a rare combination of size, location, and opportunity.

Built in 1913

## Essential Information

MLS® #                   A2256769

Price                     \$169,500

Bedrooms               3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,450             |
| Acres          | 0.14              |
| Year Built     | 1913              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 246 20 Street                |
| Subdivision | NONE                         |
| City        | Fort Macleod                 |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0Z0                       |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 3                               |
| Parking        | Single Garage Detached, Carport |
| # of Garages   | 1                               |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Laminate Counters            |
| Appliances        | Electric Range, Refrigerator |
| Heating           | Combination                  |
| Cooling           | None                         |
| Fireplace         | Yes                          |
| # of Fireplaces   | 2                            |
| Fireplaces        | Wood Burning                 |
| Has Basement      | Yes                          |
| Basement          | Partial, Crawl Space         |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Wood Siding         |

|                               |                         |
|-------------------------------|-------------------------|
| Foundation                    | Combination             |
| <b>Additional Information</b> |                         |
| Date Listed                   | September 12th, 2025    |
| Days on Market                | 25                      |
| Zoning                        | R                       |
| <b>Listing Details</b>        |                         |
| Listing Office                | Grassroots Realty Group |



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