

# \$350,000 - 235 17 Street, Fort Macleod

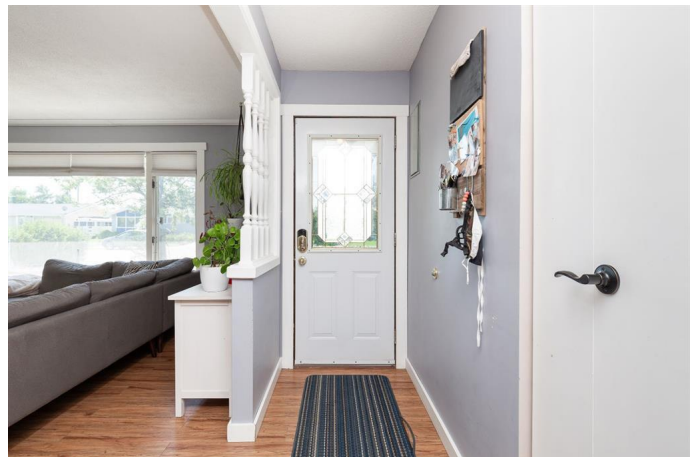
MLS® #A2244247

## \$350,000

3 Bedroom, 2.00 Bathroom, 1,264 sqft  
Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

Discover the charm of small-town living with this inviting 3-bedroom, 1.5-bathroom home in historic Fort Macleod. From the moment you arrive, you'll appreciate the welcoming curb appeal and the spacious yard that's perfect for relaxing, gardening, or entertaining friends and family. Inside, you'll find a bright and functional layout designed for comfort and convenience. The living room features a cozy gas fireplace, creating a warm and inviting space to unwind after a long day, while the kitchen offers plenty of cabinet space and a dining area for family meals. On the main floor, you'll also find a laundry area for added convenience, saving you trips up and down stairs. Upstairs, there are three comfortable bedrooms with great natural light and a full bathroom, while the basement includes a handy half-bath for guests or extra functionality. Outside, the single detached garage provides secure parking and extra storage, and the large yard offers endless possibilities whether it's creating a garden oasis, setting up a play space for kids, or enjoying summer barbecues with friends. Living in Fort Macleod means embracing a community rich in history and charm. You'll love the local shops, pubs, and friendly atmosphere, along with easy access to Lethbridge and the Rocky Mountains for all your big-city and outdoor adventures. If you've been looking for a comfortable, affordable home in a welcoming town, this property is the perfect fit. Call your favourite



REALTOR® and book a showing today and see why Fort Macleod is one of Southern Alberta's best-kept secrets!

Built in 1960

### Essential Information

MLS® #	A2244247
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,264
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	235 17 Street
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0Z0

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 29th, 2025
Days on Market	1
Zoning	R

## Listing Details

Listing Office	Lethbridge Real Estate.com
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