

# \$229,000 - 318 10th Street, Fort Macleod

MLS® #A2254322

**\$229,000**

2 Bedroom, 1.00 Bathroom, 1,053 sqft

Residential on 0.15 Acres

NONE, Fort Macleod, Alberta

New listing! This delightful, tastefully updated two bedroom, one bathroom home knocks value for money right out of the park! Located in the up and coming south side of booming Fort Macleod, this home is literally ready for you to move into and just enjoy your life. That includes a garage on your very own 66 x 99 foot lot, with plenty of room to grow your own fruit and veggies just off your shaded private deck! Walk through that pretty turquoise door into your entry / flex space, with deck access and views to the sunny south facing back yard. Warm your toes by the cozy wood stove as you enter the main living area, with living room, dining and kitchen combined. This showstopper of a kitchen features ample counter and storage space, a breakfast bar, beautiful modern lighting and stunning custom made concrete countertops. Down the hall, you'll find two large bedrooms, and a beautifully designed four piece bathroom with custom tiling, a soaker tub, a double vanity with sweet bowl sinks for each of you, perched atop another amazing concrete counter. Everything about this home invites you to relax and enjoy the spa-like atmosphere! While this beauty's bones may be older, it has literally been updated top to bottom, including drywall throughout, new Steel roof, soffit and fascia, new siding, skirting and insulation, new furnace, hot water tank, bathroom, flooring, kitchen and appliances, pex plumbing, 100 AMP electrical service, windows and doors inside and out. Outside you'll also find a



new deck, complete with pergola, raised bed garden boxes, fruit trees, RV parking and lots of room for your four legged friends.

Whatâ€™s not to love? Call your favourite REALTOR® to view this sweet home today!

Built in 1974

### Essential Information

MLS® #	A2254322
Price	\$229,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,053
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	318 10th 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	Concrete Driveway, Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Double Vanity, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Free Standing, Masonry
Basement	None

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Metal
Construction	Composite Siding, Mixed, Wood Frame, Metal Frame
Foundation	Piling(s)

## Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	R

## Listing Details

Listing Office	CIR REALTY
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