



Anne French
Your REALTOR®
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1701 2 Avenue
Fort Macleod, Alberta

MLS # A2188446



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	740 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Electric, Wall Furnace	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to 1701 2 Ave, a cozy and updated 2-bedroom, 1-bathroom home situated on a desirable corner lot. This 739 sq. ft. bungalow has been modernized in a multitude of ways, including all-new windows, exterior and interior doors, refreshed drywall, and updated electrical. The home features a 100-amp panel, a new water heater (2022), and electric heaters throughout for year-round comfort. The property also includes a detached single garage, offering extra storage, workshop space, or a secure place to keep your vehicle. With a great location and plenty of recent improvements, this home offers a fantastic opportunity for first-time buyers, downsizers, or investors. Don't miss out—call your realtor and schedule a showing today!