



GRASSROOTS
REALTY GROUP

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428 6 Street
Suffield, Alberta

MLS # A2251231



\$199,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	2,221 sq.ft.	Age:	1975 (51 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.60 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	34-14-9-W4
Exterior:	Stucco	Zoning:	HR, Hamlet Residential
Foundation:	None	Utilities:	-
Features:	Skylight(s), Walk-In Closet(s)		

Inclusions: Chest freezer, lawn equipment, dishwasher (as is), garage heater (as is)

Discover this 1-bedroom plus den home, perfectly situated on an impressive 200' x 130' lot (0.6 acres) in the peaceful community of Suffield. With no rear neighbors, the property offers excellent privacy and plenty of room to grow—ideal for future development, gardening, or outdoor enjoyment. The spacious primary bedroom features a walk-in closet and a private en suite, offering comfort and functionality. The additional den provides a flexible space for a home office, guest room, or hobby area. Two full bathrooms serve the home, and the layout is both practical and inviting. A large 20x40 detached garage with an additions 10x20 workspace comes fully equipped with lawn tools—perfect for hobbyists, DIY projects, or anyone needing extra workspace and storage. Step outside to a sunny patio, ideal for relaxing, entertaining, or simply soaking in the quiet surroundings. Recent updates include roof and a tankless hot water system, giving peace of mind for years to come. Located just 20 minutes from the city, this property offers the best of both worlds: quiet, small-town living with quick access to urban amenities. Don't miss the opportunity to own this spacious and private slice of Suffield.