



428 6 Street  
Suffield, Alberta

MLS # A2251231



**\$199,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-14-9-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	HR, Hamlet Residential
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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&mdash;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&rsquo;t miss the opportunity to own this spacious and private slice of Suffield.