



**GRASSROOTS**  
REALTY GROUP

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1, 115 3 Street NE  
Redcliff, Alberta

MLS # A2258240



**\$282,400**

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, , Washer, Dryer, Window Coverings, Ceiling Fans, Central Vac w/ Attachments, Central A/C, All Attached Fixtures

Welcome home to this bright and inviting end-unit two storey townhouse in the friendly community of Redcliff. Offering 4 bedrooms and 3.5 bathrooms, this home is well laid out for comfortable family living. On the main floor, you'll find a well-appointed kitchen with a large island and pantry. The open living room is cozy and welcoming, and a convenient 2 pc bathroom completes this level. Upstairs, the primary suite features a walk-in closet and 3 pc ensuite, while two additional bedrooms and another full bathroom provide plenty of space for family or guests. The professionally developed basement is bright and welcoming, with a spacious family room, an additional bedroom, and a 4 pc bathroom complete with a relaxing jetted tub. Step outside to enjoy your private patio with a natural gas BBQ hookup. This home also includes one assigned parking stall. The condo board allows pets (with approval) and there are no age restrictions. Living in Redcliff means enjoying a true small-town lifestyle with big perks: walking paths, a community pool, rink, skate park, golf course, and plenty of local shops and greenhouses. A welcoming community feel, with Medicine Hat just minutes away.