



GRASSROOTS REALTY GROUP

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**333 1 Street SW
Redcliff, Alberta**

MLS # A2261913



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Door		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows		

Inclusions: See Appliances and Other Equipment

Charming, Attractive & Fully Updated Home on a Spacious Triple Lot! With loving attention to detail in each room and extensive updates inside and out. Step inside and be impressed by the bright open-plan layout, tasteful decor, and countless modern upgrades. **INTERIOR UPDATES:** Brand-new kitchen with stylish finishes; 2 fully renovated bathrooms, including a relaxing soaker tub; Stunning feature wall with built-in fireplace and dedicated TV electrical outlet; 5 new appliances plus a new hood fan; New lighting and plumbing fixtures; New electrical and hot water tank; high-efficiency furnace; **EXTERIOR UPDATES:** New windows throughout, including living room triple pane picture window for cold/heat control; New stucco siding on the house; New shingles and rain gutters on both house and garage. **THE SOLID BRICK GARAGE** is set on a 75' x 130' (22.86m x 39.62m) lot which provides an amazing amount of room for a garden, RV parking, future **REALLY BIG** garage, workshop or backyard cottage for family or revenue - imagine the possibilities! **IDEALLY LOCATED** in a very desirable Redcliff neighborhood, this home offers easy access to an incredible range of amenities: Tennis courts, mountain bike skills park, skateboard park, outdoor swimming pool, hockey arena, curling club, seniors' drop-in centre, youth centre, dog park, plus numerous parks for picnics and children play areas, biking and walking trails, and green spaces. All this — and within walking distance to the Redcliff Library, schools, shopping, Home Hardware, the local bakery, and restaurants. Don't miss out — this is the perfect blend of comfort, style, and location. Call your Real Estate Agent today to schedule your private viewing! **OPEN HOUSES:** Sunday 10:00-11:30 (Nov 16th)

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