

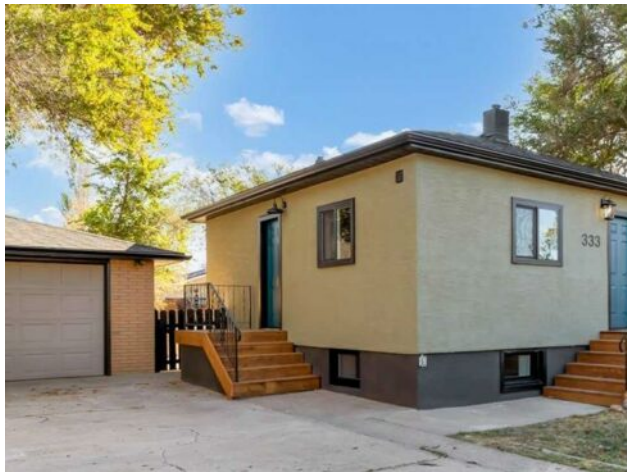


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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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