



**GRASSROOTS**  
REALTY GROUP

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**805 1 Street SE**  
**Redcliff, Alberta**

**MLS # A2266629**



**\$325,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                       |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | Bungalow                                   |               |                   |
| <b>Size:</b>     | 888 sq.ft.                                 | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                                       |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gazebo, Landscaped, See Remarks |               |                   |

|                    |                                                                   |                   |    |
|--------------------|-------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Crown Molding, No Animal Home, No Smoking Home |                   |    |

**Inclusions:** Shed(s), hood fan, stove, washer, dryer, window coverings

OPEN HOUSE SATURDAY NOVEMBER 1, 2025 1:30-3:30pm!!! Bright & Updated Redcliff Bungalow—Spacious Yard, Modern Comforts, Endless Potential! Welcome to this beautifully refreshed bungalow in the heart of Redcliff—a perfect blend of comfort, style, and flexibility for families, professionals, or anyone looking for space to grow. Step inside and enjoy the open, airy feel created by newer flooring throughout, almost all newer vinyl windows, and brand new screen doors. The inviting white kitchen features updated countertops and flows seamlessly into the bright living and dining spaces—perfect for gatherings or quiet evenings at home. The main floor offers a generous master suite, a four-piece main bath, and a versatile office/bedroom—ideal for remote work or guests. Downstairs, the basement has been fully insulated and drywalled, with roughed-in plumbing for a second bathroom and plenty of space to add extra bedrooms, a rec room, or a home gym. Updated lighting with mood options creates the perfect ambiance for movie nights or entertaining. Enjoy year-round comfort with a high-efficiency furnace, central air conditioning, and energy-saving LED lights throughout. The home also boasts a newer washer, dryer, and fridge (2024), plus an upgraded electrical panel for peace of mind. Step outside to your huge, fenced backyard oasis—complete with a gazebo, seating area, and two handy sheds for all your storage needs. Whether you’re hosting summer BBQs, gardening, or relaxing under the stars, this yard is ready for your best memories. With so many thoughtful updates and room to grow, this Redcliff bungalow is move-in ready and full of potential. Don’t miss your chance to make it yours! Book your showing today and discover the lifestyle waiting for you in Redcliff!

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