



GRASSROOTS
REALTY GROUP

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331 3 Street NW
Redcliff, Alberta

MLS # A2270214



\$275,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Front Drive, Gravel Driveway, Heater		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Mixed

Foundation: Piling(s)

Features: No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: In the house: 1 remote for the living room ceiling fan and window blinds. In the garage: 2 remotes for the garage door opener and 4 door storage cabinet made of wood.

Delightful and energy-efficient, this home is ideal for young families, retirees, or anyone seeking comfort and quality. Featuring large 46x130 lot, spacious rooms, tasteful decor, and durable vinyl plank flooring, it includes five appliances for easy living. Built with 2x6 exterior walls, central air conditioning, and ceiling fans, this home offers exceptional year-round comfort and efficiency. The primary bedroom boasts a private ensuite and walk-in closet, while the overall design combines practicality with style, making this a smart investment with mortgage payments often lower than rent. Step outside to enjoy a beautifully landscaped yard filled with perennials, raised garden boxes, crab apple and pear trees, raspberries, strawberries, rhubarb, asparagus, chives and attractive wood fencing (built in 2020). The peaceful outdoor spaces make the most of sunny summer days. Convenient parking options include, in front, ample on-street parking and paved double driveway, as well as back-lane access to more generous off-street parking suitable for vehicles and RVs. The large double garage is a standout feature, complete with workbenches and a practical loft for extra storage. For peace of mind note the following: Regularly maintained furnace, with circuit board replaced in 2018 and motor in 2025; Lennox AC unit installed in 2021; garage improvements done in 2023 include garage insulation, natural gas heater and exhaust fan motor replacement; and front deck painted and stained in 2025.