



**5, 10 Broadway Court NW
Redcliff, Alberta**

MLS # A2277434



\$197,800

Division:	NONE	
Type:	Residential/Other	
Style:	Bungalow	
Size:	1,107 sq.ft.	Age: 2007 (19 yrs old)
Beds:	2	Baths: 1
Garage:	Assigned, Off Street, Stall	
Lot Size:	-	
Lot Feat:	Back Lane, Cul-De-Sac, Lawn	

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	OTR Hood		

Enjoy low condo fees of only \$175 per month, with ample parking, in a very quiet corner of Redcliff, within walking distance of multiple athletic amenities. This bright upper-floor condo, tucked away in a quiet cul-de-sac, offers a comfortable sense of space and ease the moment you step inside. With vaulted ceilings and an open layout, the home feels airy, welcoming, and effortless to live in. Natural light fills the living area, complementing the two-bedroom, one-bathroom design that works beautifully for first-time buyers or those seeking a low-maintenance investment. A standout feature is the dedicated in-unit laundry room, complete with counter space for folding and everyday organization—a detail that truly adds convenience. The hot water tank was replaced in 2022, offering peace of mind moving forward. Step out onto the balcony, perfect for relaxed evenings. The unit also includes TWO assigned parking stalls, deep interior storage, and is located in a quiet, well-maintained building with friendly neighbors. Pet-friendly (with restrictions), this condo blends comfort and functionality with ease. Set within the welcoming community of Redcliff, the location is truly a highlight. Enjoy being just steps from the local ice rink, tennis courts, and baseball diamond, along with nearby parks, schools, walking paths, and local shops. With easy access to Medicine Hat and major routes, this cul-de-sac setting adds an extra layer of calm while keeping everyday amenities close at hand. Bright, comfortable, and thoughtfully designed, this upper-floor condo is a wonderful place to call home or a smart addition to your investment portfolio. Contact a real estate agent today to book your showing!