



**509 3 Street SE  
Redcliff, Alberta**

**MLS # A2278878**

**\$229,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window A/C Unit, Garage Door Opener & Remote,

FANTASTIC STARTER HOME IN CHARMING REDCLIFF! This affordable 3 bedroom, 2 bathroom bungalow offers a ton of value and provides an opportunity to get everything you need in a price range that you never thought was possible. On the main floor you'll find a functional kitchen with full appliance package, a spacious front livingroom, 4pc bathroom, and the primary bedroom complete with a 3pc ensuite. The handy laundry area is found in the back porch, just steps away from the kitchen. Downstairs you'll find two more bedrooms (or one + a family room) and a sizeable cold storage area. The home has newer vinyl windows and shingles. The detached garage measures 22x26 and offers all the parking/workspace you need. All this found on a fenced 50x130 lot on a quiet street...how could you ask for more?