



GRASSROOTS
REALTY GROUP

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330 Main Street S
Redcliff, Alberta

MLS # A2280379



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, A/C, STORAGE SHED, WHITE SHELVES IN BEDROOMS- ice maker in fridge "as is" works but can compile and get plugged up at the dispenser

Cute and cozy bungalow in great condition, offering excellent potential for future basement development. Charming curb appeal welcomes you, where you'll immediately notice the oversized side deck—an ideal spot to relax and enjoy your morning coffee while overlooking the beautifully finished backyard. Meticulously cared for and loved, the yard also features a generous storage shed for added convenience. Step inside to find newer vinyl flooring, neutral paint colours, and a functional floor plan that offers all the necessities of comfortable living. The entry leads into a spacious dining area that flows seamlessly into the kitchen, which is well finished with an abundance of cabinet and counter space. The living room provides ample space for entertaining and can be furnished in a variety of practical and cozy layouts, easily accommodating a home office or kids' play area. The main floor is complete with two large bedrooms and a 4-piece bathroom. Downstairs, the basement is already framed with some electrical work completed—now simply awaiting your finishing touches. Located within walking distance to schools, the swimming pool, rink, and shopping, this home is a rare gem in the wonderful town of Redcliff. Don't miss your opportunity on this one.