



**GRASSROOTS**  
REALTY GROUP

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**428 2 Street  
Suffield, Alberta**

**MLS # A2283544**



**\$289,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.67 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-14-9-W4
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	HR, Hamlet Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Excellent 3 bedroom home in Suffield, AB with substantial upgrades. Moved on home has newer windows,, siding, fascia, soffit, eavestrough, flooring, and light fixtures from 2008. Energy efficiency attained by adding insulation wrap before residing. Extra insulation blown into the attic. Open concept eat in kitchen and living room including a full appliance package (fridge, stove, dishwasher & hood fan). The second bedroom has patio doors to the raised deck and could be used as a dining room or office. Basement has large windows. 100 Amp electrical panel, freshly painted and a new metal roof from 2025. Move in ready. Call to set up a viewing. This property currently resides on 9 lots, seller is only including 3 lots with the sale of this home. Additional lots can be negotiated with the sale.