



**813 2 Street SE  
Redcliff, Alberta**

**MLS # A2291988**



**\$314,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** fridge, stove, hood fan, garburator, blind rods & blinds, washer, dryer white cabinets in the main floor bedroom, white cabinet in the basement, UGS, AC unit, garage door control -1, remote -2, shed

Attention first-time home buyers! This inviting 2+2 bedroom, 2 bathroom home is perfectly situated on a quiet street in the welcoming community of Redcliff—just minutes from schools, parks, and the local golf course. The main floor features newer windows, allowing plenty of natural light throughout the living space. The living room is cozy and the semi open concept allows for a homey feel the the kitchen and dining off the back of the home. Down the hall you have 2 bedrooms including a great size primary bedroom with a nook to be used how desired and a piece bathroom. The basement is fully developed with two additional bedrooms, a flex space, laundry and a 3 piece bathroom. Important upgrades provide peace of mind, including new house shingles and eaves (2013) and weeping tile with sump pump installation (2010). The exterior offers maintenance-free vinyl siding and sits on a fully fenced and landscaped 50 x 130 lot complete with underground sprinklers, making outdoor maintenance easy. Car enthusiasts and hobbyists will appreciate the double insulated 22' x 24' detached garage with 220 wiring, plus additional off-street parking in the front. Comfort is ensured year-round with central air conditioning, and the home comes complete with a full appliance package—making it truly move-in ready. With its great location, solid upgrades, and excellent value, this property is the perfect opportunity to step into homeownership.