



GRASSROOTS
REALTY GROUP

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20 Josephine Avenue SW
Redcliff, Alberta

MLS # A2315780



\$309,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,524 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Unknown	Zoning:	RE1
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Conditioner, Window Coverings, Storage Shed

When peace, quiet, privacy and affordability are at the top of your wish list, there is no better option than 20 Josephine Ave SW. Just minutes south of Redcliff along the banks of the South Saskatchewan River, you'll find a peaceful little collection of homes that enjoy a park-like atmosphere that you won't find anywhere else. This is where you'll find this 1524 sq ft mobile home on a spacious lot measuring 66x250'. Pull into the driveway and you'll immediately recognize that this property has been loved and well-maintained for a long time. Step inside to a lengthy porch addition that provides valuable additional square footage and flexibility. In the main area you'll find a spacious living room, functional kitchen with plenty of cabinets, and two bedrooms including the generous primary bedroom with 4pc ensuite bathroom. The backyard is huge and offers a wide array of possibilities. Just a few hundred yards away from your front door is River Valley Park. Drop your paddleboard or kayak into the water, or hop on the walking/bike path and enjoy the spectacular views that the river valley offers. The lucky buyer should know that they are not only moving into a beautiful home, but they are also moving into a wonderful, tight-knit community of residents who look out for each other - truly a rare find these days! Go for a drive and you'll quickly see exactly what we're talking about! *NOTE - town water, septic tank, city of Medicine Hat utilities (last 13 months of bills can be found in supplements). NO LOT RENT!