



**806 7 Street SE
Redcliff, Alberta**

MLS # A2320311



\$425,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,120 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vaulted Ceiling(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vac w/ Attachments, Ceiling Fans, Curtain Rods, Blinds, Shed, UGSs, TV Mount

Welcome to this beautifully maintained 3-level split located just blocks from the Redcliff Riverview Golf Club. Offering 1,896 sqft of thoughtfully designed living space, this home features 3 bedrooms, 2 bathrooms, and a functional layout perfect for families. A spacious front entry welcomes you into the bright and inviting living room, where vaulted ceilings, a large front window, and a cozy gas fireplace create a warm and comfortable atmosphere. The dining area overlooks the main living space and flows seamlessly into the bright kitchen, complete with all appliances, ample counter space, and a central island ideal for meal prep and gathering. Garden doors lead to the impressive 18' x 14' deck with a gas BBQ hookup, overlooking the beautifully landscaped and fully fenced backyard. Additional outdoor features include underground sprinklers and handy storage beneath the deck. The upper level features 2 bedrooms, including the spacious primary bedroom with convenient cheater ensuite access to the main 4 pc bathroom. The fully finished lower level offers a spacious family room, an additional bedroom, a second bathroom, and a laundry area, providing plenty of room for family living and entertaining. Recent updates include exterior paint (2026), shingles (approximately 5 years old), a new stove (2026) and newer washer and dryer (2023). Parking and storage are well covered with the attached double insulated and heated garage, large concrete driveway, and ample outdoor space. This move-in-ready home combines comfort, functionality, and an excellent location close to golf, parks, and amenities. Don't miss your opportunity to make it yours!