



**GRASSROOTS**  
REALTY GROUP

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822 2 Street SE  
Redcliff, Alberta

MLS # A2320749



**\$134,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	1937 (89 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** fridge, stove, dishwasher

Two bedroom, one bathroom bungalow situated on a spacious 50'x130' lot in Redcliff. Excellent potential for first time buyers, investors or for those looking to downsize while enjoying a generous yard and convenient location. Several important updates have already been completed, including windows (2017), hot water tank (2018), furnace (2015), and shingles (2020). The large lot offers plenty of room for outdoor living, gardening, future garage development or additional parking. Please note that the property is currently tenant occupied and contains a significant amount of personal belongings; therefore, limited interior photos are available.