



315 2 Street NW
Redcliff, Alberta

MLS # A2324725



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,747 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Single Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, central vac & attachments, natural gas heaters. All appliances sold "as-is".

Big house on a Big lot with 2 Garages! This unique home sits on a sprawling 100 x 130 foot lot in the quiet community of Redcliff (just 10 minutes from Medicine Hat). Close to shopping and restaurants, the CO-OP Place , and Costco ! There are 2 bedrooms and a full bathroom on the upper level. There is 1 bedroom, a den , a laundry room and half bathroom on the entry level. Heading up a few stairs to the main floor there is a spacious living room with a door out to the deck, a dining room, the kitchen, and a beautiful round sunroom just off the kitchen. Plant lovers take note ! The basement has one more bedroom, a family room and a large utility room with extra storage space. Need garage space ? The attached garage is 14'x 27'x 2 (heated and insulated). At the back corner of the lot there is a second "L" shaped garage 21 x 37 plus 10 x 16 (also heated and insulated) ,with a 15 x 8 loft on top. Fun place for kids! There is also a huge driveway at the front for RV or additional vehicle parking. The more recent updates include shingles in 2017, high efficiency furnace in 2011, and the washer and dryer are only 2 years old. This unique property is brimming with potential! Quick possession available , get in now and enjoy the summer in your next home!