



GRASSROOTS
REALTY GROUP

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817 Main Street S
Redcliff, Alberta

MLS # A2330840



\$239,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,260 sq.ft.	Age:	1942 (84 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Mixed	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage		
Inclusions:	Shed		

Welcome to this charming, move-in-ready home offering spacious rooms, an open-concept floor plan, and all the important updates for years of comfortable, worry-free living. Filled with natural light, this inviting home features a large deck, raised garden beds, mature trees and shrubs, and plenty of on- and off-street parking—perfect for relaxing or entertaining family and friends. Ideally situated in the welcoming community of Redcliff, you'll enjoy easy access to scenic hiking and biking trails, parks, playgrounds, the community pool, arena, golf course, schools, the library, local bakery, restaurants, Home Hardware, and all the essential services you need. Redcliff's renowned greenhouses also offer an abundance of fresh, locally grown tomatoes, cucumbers, peppers, herbs, and more throughout much of the year. Experience the warmth and charm of small-town living while enjoying the convenience of being just minutes from everything Medicine Hat has to offer. Don't miss this wonderful opportunity.