



GRASSROOTS
REALTY GROUP

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2, 10 Broadway Court NW
Redcliff, Alberta

MLS # A2333598



\$223,500

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,140 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 175
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: C/A, fridge, stove, B/I dishwasher, hood fan, washer, dryer, window coverings & blinds, microwave, storage room shelving unit

WELCOME TO THIS BEAUTIFULLY MAINTAINED 2 BEDROOM, 1 (4-PIECE) BATHROOM CONDO WITH NO AGE RESTRICTIONS & PET FRIENDLY!! As you enter the MAIN LEVEL suite, you'll appreciate the convenience of being able to PARK RIGHT IN FRONT OF YOUR HOME! Even better, this property includes TWO ASSIGNED PARKING STALLS located directly outside your front door! Step inside to the nice sized entry and you'll be welcomed into the bright OPEN-CONCEPT, with the LIVING ROOM to your left and the KITCHEN to your right. The kitchen offers PLENTY OF CABINETS, STORAGE along with ample space for a FULL-SIZED DINING TABLE, making it ideal for everyday living and entertaining. The living room easily accommodates a couch, loveseat, and additional seating, creating a warm and inviting space to relax. Step through the patio doors to enjoy your PRIVATE PATIO, where you'll love the BEAUTIFUL MORNING SUN while sipping your coffee in a PEACEFUL, QUIET SETTING! In the afternoon, the patio is shaded, making it the perfect place for BBQs AND OUTDOOR RELAXATION! There's also a SPACIOUS 4-PIECE BATHROOM that conveniently connects to a LARGE WALK-THROUGH CLOSET, leading directly into the PRIMARY BEDROOM. The SECOND BEDROOM is also generously sized, and an additional STORAGE CLOSET nearby means this home offers AN ABUNDANCE OF STORAGE SPACE! You'll also appreciate the convenience of MAIN FLOOR LAUNDRY—a fantastic bonus!! UPDATES INCLUDE: AIR CONDITIONER (2024), HOT WATER TANK (2018), NEW SHINGLES (2025) THIS MOVE-IN READY CONDO OFFERS COMFORT, CONVENIENCE, GREAT STORAGE, AND A FANTASTIC LOCATION—DON'T MISS YOUR OPPORTUNITY TO MAKE IT YOURS!! Call today !

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