



GRASSROOTS
REALTY GROUP

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802 2 Street SE
Redcliff, Alberta

MLS # A2335560



\$219,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: basement futon, central AC, electric wall heaters, curtain rods & curtains, deepfreeze, extra flooring, garage extension cords for garage door opener, garage door opener, playset

Welcome to this charming bungalow tucked onto a corner lot in a fantastic Redcliff location, close to schools, parks, and the golf course. With extension work completed in recent years, this home offers a functional layout, a great backyard, and plenty of flexibility for a first-time home buyer or someone looking for a revenue property. The main floor features a generous living room at the front of the home, creating a comfortable space to relax and entertain. Just off the living area is a large laundry room that adds valuable convenience and storage. This versatile space could also be converted back into a third bedroom, or continue to be used as an office, storage area, or flex space depending on your needs. At the rear of the home is the kitchen, complete with a full appliance package, along with two bedrooms and a four-piece bathroom. The layout is practical and easy to make your own. The basement provides additional space and opportunity. While it will require some TLC and work to transform it into finished living space, it offers the potential to add functionality and value over time. Outside is where this property really shines. The well-cared-for backyard is partially fenced and offers a great space for kids, pets, and entertaining. A playset is already in place, and the single detached garage provides valuable parking and storage. RV / Additional parking available at the back of the property as well! Whether you're looking to make your first step into home ownership or searching for an affordable property with rental potential, this Redcliff bungalow offers a great combination of location, flexibility, outdoor space, and opportunity.