



GRASSROOTS
REALTY GROUP

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708 Broadway Avenue E
Redcliff, Alberta

MLS # A2349164

\$279,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	697 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Parking Pad, RV Carport, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Dryer, Fridge, Stove, Washer, Garage Attached Shelving, Central Air

GARDENERS DREAM PROPERTY! Built on a double lot (1/4 ACRE!) , this well-loved generational family home offers immense value both inside and out. As you step up to the property, you'll notice that the curb appeal is off the charts with EXTENSIVE front landscaping including a dry river bed and low maintenance xeriscaping. The updates and low maintenance front yard will add to your future enjoyment. Stepping inside, recent updates include newer vinyl plank flooring throughout most of the main floor, fresh paint, refinished cabinet doors, and a newer stove, microwave and A/C unit. The main floor features 2 bedrooms. One bedroom has an updated vinyl window, and the second is currently turned into an office space / walk-in closet. Downstairs is a good sized recreation room and third bedroom. Out back, the massive backyard also features a single BRICK GARAGE, CARPORT, garden spaces, and covered concrete patio (or a covered RV PARKING/ boat parking pad). The backyard has lots of room for parking, and potential for an additional garage or shop too. Be sure to contact a REALTOR® today to see this one in person!