

806 2 Street SE  
Redcliff, Alberta

MLS # A2244037



**\$439,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | Modified Bi-Level   |               |                  |
| <b>Size:</b>     | 1,392 sq.ft.  | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 0.15 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Landscaped, Lawn, Underground Sprinklers         |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None, Unfinished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Mixed, Vinyl Siding   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |

**Inclusions:** Refrigerator, , electric stove, dishwasher, range hood, garage door openers x2, window coverings, washer, dryer, vivint system equipment, AC unit, Underground sprinklers, floating shelves

Welcome to 806 2 Street, Redcliff. Hitting the Market for the First Time! This stunning home is located in the charming town of Redcliff and offers a bright, open-concept layout perfect for modern living. Featuring vaulted ceilings and large windows, the space is filled with natural light ideal for both relaxing and entertaining. The kitchen is a true highlight, boasting quartz countertops, a walk-in pantry, and modern appliances. The main floor includes two spacious bedrooms and a 4-piece bathroom. The primary bedroom is a private retreat with a large walk-in closet and a 3-piece ensuite. The unfinished basement provides a blank canvas for you to create the perfect space, whether it's a family room, home office, gym, or additional bedrooms, the possibilities are endless. Step outside to a generously sized yard that's great for kids, pets, or even your dream garden. This home still has that fresh, new-home feel and features a neutral color palette throughout—ready for your personal touch. Don't miss your opportunity to own this beautiful, move-in-ready home in a great community!