

**101 3 Street SE
Redcliff, Alberta**

MLS # A2246014



\$239,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	947 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Deep Freezer in Basement(AS IS), Drapes, 2x Window AC Units, Shed

This charming 3 bedroom, 1 bathroom home is full of personality and sits on a desirable corner lot across from a peaceful green space. Originally built in 1948, it's been well cared for and thoughtfully updated, offering a great mix of classic charm and modern touches. Inside, you'll find fresh paint throughout, stylish vinyl plank flooring on the main level, and large windows in the living room that let in an abundance of natural light. The kitchen is well designed and offers everything you need for everyday living, with easy access to the living spaces. The home features 1 bedroom and a full bathroom on the main floor and 2 bedrooms upstairs. Step outside and enjoy a spacious yard that's perfect for relaxing or entertaining - complete with a firepit area and room to play or garden. The property also includes a single attached garage. Recent updates: New singles (2015), new eavestroughs (2022), new vinyl plank flooring, all new windows and doors, newer hot water tank and rock feature wall in living room. Whether you're a first-time buyer, looking to downsize, or searching for a great investment, this sweet Redcliff home is full of potential and ready for its next chapter.