

**209, 105 Main Street S  
Redcliff, Alberta**

**MLS # A2276156**



**\$247,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge , Stove , Washer + Dryer , Dishwasher , Window Coverings

Welcome to The Madison on Main , located in small-town Redcliff just minutes from city limits. This building is ideal for those looking for a slower pace of life with top notch accessibility and all needed amenities close by! This building is 50+ with an elevator, promising you mature neighbors and easy access to your second floor , corner unit. As you enter the condo, the warm upgraded vinyl flooring helps the space feel inviting as it leads you into the wide open floor plan. The condo features 2 bedrooms, one being your primary suite complete with walk-in closet and ensuite. The main living area is flooded with natural light, with plenty of room to live and move comfortably. The space room comfortably fits a queen or makes for a great study or crafts room. The lighting, kitchen , granite counter-tops throughout have all been upgraded in the last 5 years and the washer and dryer are brand new and a majority of the windows have been done! Your next door to the library , down the street from the pool and across the street is the community centre that hosts plenty of events for the 50+ community. Close to everything you need with some of the best veggies grown in Canada a stones throw away, Redcliff is a hidden gem. Come see why, book your showing today.