

# \$250,000 - 9 4th Street Ne, Redcliff

MLS® #A2222610

**\$250,000**

2 Bedroom, 1.00 Bathroom, 970 sqft

Residential on 0.15 Acres

NONE, Redcliff, Alberta

This property is in really superb condition, both inside and out and is absolutely "move-in ready", Brand new furnace installed May 2025 and the laminate flooring was also installed 2025. Carpets have just been professionally cleaned May 1925. Shingles were replaced in 2021. The interior was completely taken back to the studs with new insulation, vapor barrier and drywall installed in 2007 and this is reflected in more comfort and reduced utilities expense. Plumbing, electrical (100 amp copper), bathroom and kitchen have obviously been renovated with work done to a high standard. Updated light fixtures. It has been suggested that a third bedroom could be made if the washer and dryer were stacked in the bathroom closet as wiring plumbing and drainage are convenient. Both upstairs bedrooms have walk-in closets. The garage does not have electricity to it so therefore no remote or controls. The lawn and garden are in super order and there is an apple tree to enjoy. A quiet area with shopping, schools and parks nearby.

Built in 1913

## Essential Information

MLS® # A2222610

Price \$250,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.15
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9 4th Street Ne
Subdivision	NONE
City	Redcliff
County	Cypress County
Province	Alberta
Postal Code	T0J 2P0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	3
Zoning	R-1

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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