

\$739,900 - 910 9 Avenue Se, Redcliff

MLS® #A2109065

\$739,900

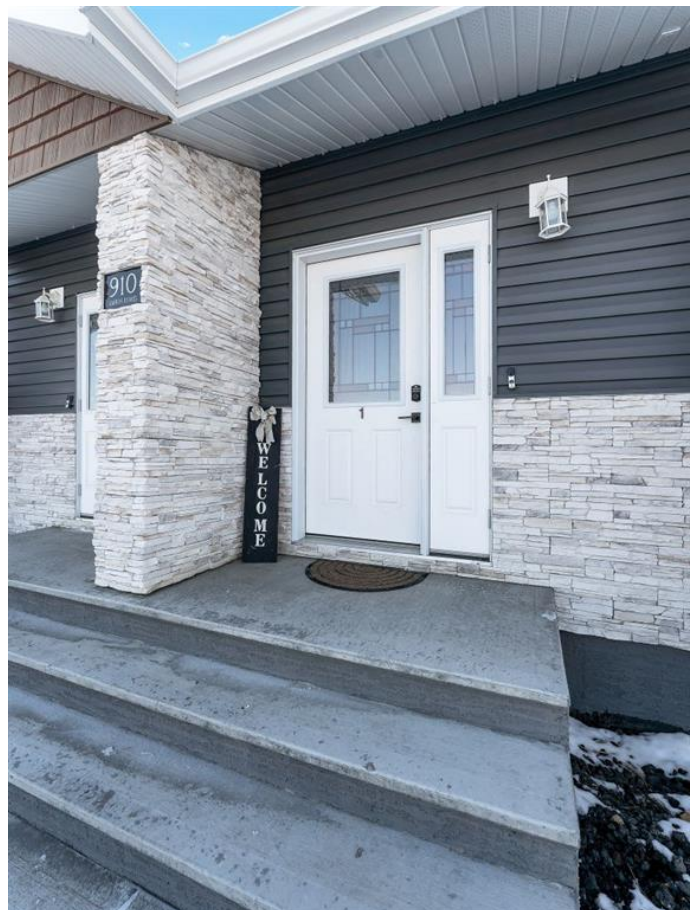
3 Bedroom, 3.00 Bathroom, 1,581 sqft

Residential on 0.14 Acres

NONE, Redcliff, Alberta

Check out this eye-catching FULL duplex that exudes contemporary charm and remarkable curb appeal with high end finishes!

Meticulously cared for, this property is a true gem waiting to be discovered. As you approach, you'll be captivated by the inviting covered front balcony, setting the tone for the elegance that waits inside. Step through the front entrance and you will be greeted by an open and bright main floor that showcases high ceilings, creating an airy and welcoming atmosphere. The main level is host to a spacious living room, a stylish dining area and a kitchen complete with centre island, full stainless steel appliance package, corner pantry for ample storage, and modern fixtures. Also included is the large laundry room featuring its own sink and an abundance of cupboards. There is also a two piece powder room on the main floor adding to the functionality while providing ease of access to guests. Enjoy the convenience of direct access to the back covered deck, perfect for BBQs, and the attached oversized single garage! The lower level offers a private retreat with three bedrooms including the primary suite boasting a full ensuite bathroom for an added touch of privacy. An additional full bath caters to the needs of family members or guests ensuring optimal comfort and space. Outside, the maintenance free exterior includes a fully landscaped and vinyl fenced yard and the oversized driveway provides ample space for extra parking - ideal for



hosting visitors or accommodating multiple vehicles. Benefiting from its prime location this duplex is situated near a golf course, schools, shopping centres, and scenic walking/biking paths offering a blend of convenience & accessibility. Whether you choose to rent out both sides for an investment opportunity or reside in one unit while renting out the other, the flexibility of this property provides many possibilities! Schedule a private viewing of this exceptional full duplex and explore the potential of this remarkable property!

Built in 2018

Essential Information

MLS® #	A2109065
Price	\$739,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	910 9 Avenue Se
Subdivision	NONE
City	Redcliff
County	Cypress County
Province	Alberta
Postal Code	T0J 2P0

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Parking Pad, Rear Drive, Single Car

Interior

Interior Features	Granite Counters, Kitchen Island, Hardwood Floors, Walk-In Closet, Walk-In Pantry
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Water Filter
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	May 13th, 2024
Days on Market	80
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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