

# \$199,900 - 428 6 Street, Suffield

MLS® #A2251231

**\$199,900**

1 Bedroom, 2.00 Bathroom, 2,221 sqft

Residential on 0.60 Acres

NONE, Suffield, Alberta

Discover this 1-bedroom plus den home, perfectly situated on an impressive 200' x 130' lot (0.6 acres) in the peaceful community of Suffield. With no rear neighbors, the property offers excellent privacy and plenty of room to grow—ideal for future development, gardening, or outdoor enjoyment. The spacious primary bedroom features a walk-in closet and a private en suite, offering comfort and functionality. The additional den provides a flexible space for a home office, guest room, or hobby area. Two full bathrooms serve the home, and the layout is both practical and inviting. A large 20x40 detached garage with an additions 10x20 workspace comes fully equipped with lawn tools—perfect for hobbyists, DIY projects, or anyone needing extra workspace and storage. Step outside to a sunny patio, ideal for relaxing, entertaining, or simply soaking in the quiet surroundings. Recent updates include roof and a tankless hot water system, giving peace of mind for years to come. Located just 20 minutes from the city, this property offers the best of both worlds: quiet, small-town living with quick access to urban amenities. Don't miss the opportunity to own this spacious and private slice of Suffield.

Built in 1975

## Essential Information

MLS® #

A2251231



|                |             |
|----------------|-------------|
| Price          | \$199,900   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,221       |
| Acres          | 0.60        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 428 6 Street   |
| Subdivision | NONE           |
| City        | Suffield       |
| County      | Cypress County |
| Province    | Alberta        |
| Postal Code | T0J 2N0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Skylight(s), Walk-In Closet(s)                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Wood Burning                                                                                 |
| Basement          | None                                                                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Private Yard           |
| Lot Description   | Back Yard, No Neighbours Behind |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stucco          |
| Foundation   | None            |

**Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | August 25th, 2025      |
| Days on Market | 47                     |
| Zoning         | HR, Hamlet Residential |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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