

# \$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	1
Zoning	HR, Hamlet Residential

**Listing Details**

Listing Office	EXP REALTY
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