



GRASSROOTS

REALTY GROUP

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**261 5 Street NW
Medicine Hat, Alberta**

MLS # A2294752



\$259,900

Division:	Riverside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	826 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: OTR Microwave Hood, Outdoor Sheds (3)

Welcome to this beautifully updated 3 bedroom, 2 bathroom half duplex bungalow, located in a cul-de-sac in Riverside. Step inside and you are immediately greeted by a bright, sun-filled living room where large windows, including newly updated windows (2024) throughout the home, bring in plenty of natural light. The stunning stone wood-burning fireplace, complete with a mantle, creates a warm and inviting focal point. The main floor features two spacious bedrooms and a functional layout that flows seamlessly into the kitchen and dining area. Fresh paint throughout, new carpet on the stairs, and vinyl plank flooring downstairs give the home a clean and modern feel. Just off the dining space, step through the new patio door onto your balcony. Downstairs, the fully finished basement continues to impress with large windows that keep the space bright. It includes a generous recreation area, a third bedroom, a 3-piece bathroom with a newly installed toilet, a dedicated laundry room, and additional storage space. A convenient back entrance connects the main floor and basement, providing direct access to the rear parking area. Outside, updates include new sod in the front yard, a new front railing, and three (3) sheds for outdoor tools and extra storage. The location provides easy access to Downtown Medicine Hat, local shops, restaurants, and everyday amenities. Nearby green space at Riverside Veterans' Memorial Park offers walking paths and views of the South Saskatchewan River. Bright, updated, and move-in ready, this home offers excellent value and functional living space. Contact a Real Estate Agent today to view this property!