



**GRASSROOTS**  
REALTY GROUP

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**438 5 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2301710**



**\$349,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Basement fridge, large freezer, UGS, greenhouse

Welcome to this charming home, ideally located on the desirable SW Hill—just steps from the hospital and within close proximity to schools ranging from K—12. This prime location offers both convenience and a family-friendly setting, making it a perfect fit for a wide range of buyers. Inside, you’ll find a spacious and inviting layout featuring 4 bedrooms and 2 full bathrooms. A standout feature is the large rear entry addition, offering an abundance of storage, closet space, and natural light—perfect for busy households. The fully developed basement expands your living options with 2 additional bedrooms, a full bathroom, and a convenient kitchenette—presenting excellent potential for extended family living or future revenue opportunities. Step outside and discover a backyard designed with the green thumb in mind. Whether you’re an avid gardener or just getting started, you’ll love the dedicated garden space and large greenhouse, ideal for growing flowers and fresh produce throughout the seasons. Completing the property is a double detached 20' x 22' garage, a paved front driveway, and ample off-street parking—including room for an RV. Additional features include central air conditioning, central vacuum, underground sprinklers, and a full appliance package. This move-in ready home offers exceptional value in a sought-after neighborhood. Don’t miss your opportunity—book your showing today!