



**GRASSROOTS**

REALTY GROUP

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**73 9 Street SE  
Medicine Hat, Alberta**

**MLS # A2302672**



**\$329,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove , dishwasher, washer , dryer, central A/C, shed, garage door opener w. remote, wall A/C , garden boxes , pergola , curtain rods

This charming home on the SE Hill is ready for its next owner! Great location close to schools, shopping, and the Central Park water park and playground. Fully fenced private yard on a corner lot , but with only a front sidewalk so no extra foot traffic or shovelling! This warm , bright , and extensively renovated home has a new kitchen , a new bathroom , a new central a/c , new windows, new shingles , new eavestroughs, new flooring, some updated plumbing and electrical, and is freshly painted from top to bottom. The inviting open main floor welcomes you in to a comfortable living / dining / kitchen space. There is good sized bedroom on the main floor, a full washroom , and a main floor laundry room / boot room on the first level, two smaller bedrooms upstairs, and a cozy den downstairs with the utility area and additional storage space as well. The private and fully fenced yard has been recently landscaped, and includes a shed and garden boxes. There is a detached single garage with large strip style driveway ( great for drainage and also less shovelling !) This no pets /no smoking , move in ready home in a great location ticks all of the boxes!