



**GRASSROOTS**  
REALTY GROUP

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**167 3 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2303364**



**\$329,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Asphalt, Double Garage Attached, Drive Through, Driveway, Heated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, City Lot, Landscaped, Level, Manicured		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
<b>Inclusions:</b>	All Appliances, underground sprinklers (As is, never used by current owner)		

**\$10,000 Price Reduction!** Welcome to your spacious, bright, affordable 3 bedroom home in Beautiful Riverside! Enjoy the convenient location in a park like setting with huge trees that you don't have to maintain as the city takes care of the park right out your front door! Soak up the Amazing abundance of Beautiful natural light that shines in from the skylight and huge windows on 3 sides of your living room! This 3 bedroom, 2 full bath, 2 storey half-duplex is clean, well kept and ready for its new owners to enjoy. Walk in to lower level home to an attached Double insulated heated garage, Large 3rd bedroom with large windows, full 4 pc bathroom, and laundry room. Up the stairs to the main level featuring 2 good sized bedrooms with double closets in both, full 4 piece bathroom, kitchen with island, and living room with all those glorious windows, gas fireplace for the cool winter nights and little patio facing the gorgeous trees and park to enjoy coffee and room for your BBQ, with natural gas hookup! Nice little fenced yard with firepit. Recent updates include: New vinyl plank flooring 3 years ago as well as fresh paint throughout. Brand new easy pull blinds in living room and patio door 2024, Singles 2015, A/C unit 2021, hot water tank 2017, garage heater 2024, new tap/faucet in tub/shower last week. Full appliance package included- Fridge, stove, dishwasher, washer/dryer, C/Air, C-Vac, U/G sprinklers. There are no monthly condo or maintenance fees here! Tons of parking for RV or extra vehicles, in the double garage plus super long driveway that can park 4 vehicles plus off street, great for entertaining! Easy access to city trails, river walks, and an easy walk or ride across Finley bridge to downtown! Owner is licensed REALTOR&reg; in province of AB. Move in ready! Average utilities only \$280/mo. Check it out today!

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