



GRASSROOTS
REALTY GROUP

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717 3 Street NW
Medicine Hat, Alberta

MLS # A2307156



\$449,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Wet Bar		

Inclusions: Unattached shelving and cabinet in garage.

Urban Oasis: Beautiful Home with Exceptional Amenities. Discover the perfect blend of comfort and style in this meticulously maintained 1,332 sq ft home. The spacious, bright living, dining, and kitchen areas offer a seamless flow, featuring warm decor and stunning views of your private backyard oasis. Gardeners will delight in the mature, fruitful yard, boasting two apple trees, a plum tree, Nanking cherry, chokecherry, rhubarb, and raspberry bushes, all easily managed with the included shed and greenhouse. Designed for modern living and entertaining, the kitchen features high-end, nearly new appliances, including a dedicated ice-maker, electric range for the serious cook, and a central vacuum system. Peace of mind is guaranteed with significant recent upgrades: a 2024 fridge, new dishwasher/range, 2020 shingles, 2019 A/C, and 2024 hot water tank. Further enhancing your quality of life are a Culligan RO system and water softener. Complete with a 22x20 double garage, this home is ready for you to move in and enjoy. Contact your agent for a private viewing.