



68 10 Street SW
Medicine Hat, Alberta

MLS # A2314468



\$399,900

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,580 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Stand		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: garage door remote(2), hot tub (as is), storage shed (2), garburator, pool table and equipment , window coverings

Welcome to 68-10 Street SW! After 55+ years the Owners have decided it is time. This property is a home that was transformed into a castle with an extensive addition that makes this property extraordinary. The abundance of space accommodates any size family and is located in the highly sought after Hill area close to schools, shopping, parks and every amenity you can think of. This 1580 sq/ft, 3 bedroom, 1 and 1/2 bath home offers a spacious primary bedroom and huge family room on the main level with separated dining room and kitchen area directly as you enter the property. The upper level is bright and spacious with 2 bedrooms that suit a growing family. The lower level is all about entertaining with a pool table/games room , laundry room and a office that could be a 4th bedroom (requires larger window). Things get even more interesting when you walk out the back door into the ultimate outdoor living space. The covered deck with BBQ on one side and hot tub on the other makes for a relaxing atmosphere to say the least. The yard is meticulously maintained with street appeal out of a story book. The detached oversize garage is finished top to bottom with double door rear alley access. There is RV parking in the rear as well as off street parking out front for easy vehicle access. This property shows pride of ownership and includes a full appliance package! Call your favorite REALTOR® today to see for yourself!