



**39 Greenwood Court SW
Medicine Hat, Alberta**

MLS # A2317118



\$468,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	962 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s), Wet Bar		

Inclusions: Fridge, Stove, BI Dishwasher, Central Air Conditioner, Ceiling Fans, Garage Door opener & remote, Underground sprinklers, Washer, dryer, stand-alone fireplace, 2 bar fridges, shed, 1 TV mount, Blinds and Rods, Garage Heater,

Sweet Bi-Level Living in Harlow. This One is an Easy Move. Welcome home to this charming bi-level in the heart of the SW Hill, a property that checks every box. With 3 bedrooms (2+1), 2 full bathrooms, and a layout designed for comfortable everyday living, this home is ready for its next chapter. The main floor impresses right away with soaring vaulted freshly painted ceilings and an open concept kitchen featuring quartz countertops and a corner pantry, perfect for the home cook who loves a little extra space. Head downstairs and you'll find a beautifully finished basement with a family room, games area, and wet bar, plus a spacious laundry room that buyers are going to love. The double attached heated garage offers over height ceilings, ideal for storage or your bigger toys, and you'll love the fully developed yard, which is a true standout. Fully fenced with vinyl fencing, it backs onto peaceful green space and pathways, and features a private patio, shed, and underground sprinklers. The location seals the deal. Walk to the river, hospital, and downtown, with quick highway access for those who work out of town. This home truly has it all!! Come see it for yourself.