



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

261 9 Street SW
Medicine Hat, Alberta

MLS # A2317305



\$348,888

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Central Air, fridge, stove, washer, dryer, basement fridge, basement stove, garage door opener & 1 remote, window coverings & blinds, sump pump, underground sprinklers

ATTENTION FAMILIES & INVESTORS!!! Welcome to this BEAUTIFUL BUNGALOW nestled in the highly desirable SW HILL NEIGHBORHOOD, where CONVENIENCE, COMFORT, AND OPPORTUNITY come together!!! With a PRESCHOOL AND ELEMENTARY SCHOOL just steps away, this home offers an IDEAL LOCATION FOR GROWING FAMILIES while also presenting an EXCELLENT INVESTMENT OPPORTUNITY!!! The main floor features 3 BEDROOMS, a FULL RENOVATED BATHROOM, and STUNNING HARDWOOD FLOORING that adds warmth and character throughout!!! The inviting dining area provides the PERFECT SETTING FOR FAMILY GATHERINGS AND ENTERTAINING GUESTS, while the tasteful color palette and updated finishes create a BRIGHT, MODERN FEEL!!! Over the years, several IMPORTANT UPGRADES have been completed, including NEWER WINDOWS, a NEWER ELECTRICAL PANEL, and updated plumbing shut-off valves, providing added PEACE OF MIND for future owners!!! The FULLY RENOVATED BASEMENT offers exceptional versatility with 2 ADDITIONAL BEDROOMS, a FULL BATHROOM WITH HEATED FLOORS, and a SPACIOUS OPEN-CONCEPT SUITE!!! Safety features include FIRE SPRINKLERS IN THE FURNACE ROOM and NEWER HARD-WIRED SMOKE DETECTORS!!! Shared laundry facilities located in the basement!!! Outside, you'll appreciate the UNDERGROUND SPRINKLER SYSTEM servicing both the front and back yards, helping keep the landscaping looking its BEST WITH EASE!!! For INVESTORS, this property offers STRONG INCOME POTENTIAL!!! The upper level previously rented for \$1,800/MONTH PLUS 65% OF UTILITIES, while the basement suite is currently tenant-occupied at \$1,300/MONTH PLUS 35% OF UTILITIES!!! Whether

you're searching for a SPACIOUS FAMILY HOME with room to grow or a REVENUE-GENERATING INVESTMENT PROPERTY, this WELL-MAINTAINED SW HILL BUNGALOW is a FANTASTIC OPPORTUNITY YOU WON'T WANT TO MISS!!!