



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**53 3 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2318762**



**\$355,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Garden, Gazebo, Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R LD
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This cute and cozy gem is the perfect opportunity for a first-time home buyer &mdash; with the added bonus of a non-conforming basement suite to help supplement mortgage payments. Move-in ready and thoughtfully updated throughout, this charming home features beautiful hardwood floors, newer paint, and a fully renovated kitchen finished with great attention to detail. Major updates over the years include plumbing, electrical, hot water tank (2013), mostly newer windows, fencing, and concrete work in the backyard and front steps. The layout is set up well for flexibility and functionality, with a separate entrance to the basement suite and plenty of rear parking . Outside, enjoy a fully fenced and nicely landscaped backyard designed for low maintenance living. Complete with a beautiful patio/deck area and detached single garage, it&rsquo;s the perfect space to relax or entertain. Excellent location close to the hospital, downtown, schools, shopping, and everyday amenities. Call to view this property.