



GRASSROOTS

REALTY GROUP

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**54 9 Street SW
Medicine Hat, Alberta**

MLS # A2319775



\$364,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Driveway, Heated Garage, Single Garage Attached, Workshop in Ga		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Garage boiler/heater, shelving and workbench in garage, shelving and work bench in basement workshop, shed, hot tub

Welcome to this charming 3-bedroom, 2-bathroom home located on the SW Hill, just minutes from schools, parks, and other amenities. Step inside to an open-concept main floor featuring a bright living room with a large window that fills the space with natural light. The spacious kitchen offers ample cabinetry and updated appliances. Convenient main-floor laundry has been added for easy accessibility and is discreetly tucked away near the 4-piece bathroom. Two comfortable bedrooms complete the main level. A separate side entrance off the kitchen provides direct access to the carport and single-car garage, while also offering excellent potential for a basement suite or rental opportunity. Downstairs, you'll find additional living space that includes a bedroom, 4-piece bathroom, living room, and a second kitchen. The basement kitchen appliances are included, making this level ideal for extended family and guests. This also give it the potential to make this a legal suite. The attached garage features a dedicated workshop area with shelving and plenty of space for hobbies, projects, and storage. A walkout from the workshop provides convenient access to the backyard. Outside, you'll appreciate the covered carport and single-car garage. The backyard is a true highlight, offering exceptional privacy, mature landscaping, and the perfect balance of deck and green space. Garden enthusiasts will love the large garden area, which produces tomatoes, peppers, lettuce, cucumbers, carrots, and potatoes. This well-maintained property combines comfort, functionality, and income potential in a fantastic location. Don't miss your opportunity to make it yours!