



GRASSROOTS
REALTY GROUP

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525B 4 Avenue SE
Medicine Hat, Alberta

MLS # A2321140



\$264,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1916 (110 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, stove, microwave, window coverings, dishwasher

Move-in ready and beautifully renovated, this charming SE Hill bungalow offers the perfect blend of comfort and convenience — all within walking distance to downtown, schools, parks, and local amenities. Whether you're starting your morning with a short stroll for coffee or enjoying the ease of nearby everyday essentials, this location delivers a lifestyle that's hard to beat. Inside, this 2 bedroom, 2 bathroom home was extensively updated in 2019 with an impressive top-to-bottom renovation that leaves little left to do but move in and enjoy. The transformation included the kitchen, appliances, bathrooms, flooring, paint, trim, windows, doors, electrical, plumbing, ductwork, siding, soffit, fascia, shingles, hot water tank, and more — offering the style buyers want with the peace of mind that comes from major upgrades already being completed. The spacious primary suite was thoughtfully redesigned to include a walk-in closet and a beautiful full ensuite, creating a private retreat at the end of the day. Main floor laundry adds everyday convenience, while the cozy yard provides a welcoming outdoor space without the burden of heavy maintenance. Stylish, updated, and exceptionally well cared for, this is the kind of home that allows you to simply unpack and start enjoying everything the neighbourhood has to offer.