



GRASSROOTS
REALTY GROUP

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20 6 Street SW
Medicine Hat, Alberta

MLS # A2321866



\$249,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork		

Inclusions: U/G Sprinklers, Refrigerator (basement), TV and wall mount, Armoire

Welcome to this charming and affordable starter home, perfectly situated in a highly convenient location! Set on a generous 50 x 125 lot, this property offers incredible outdoor space with a large backyard—ideal for entertaining, gardening, or simply enjoying the summer months. Inside, you’ll find a warm and inviting layout featuring hardwood flooring throughout most of the main level. The home offers three comfortable bedrooms and two bathrooms, making it a great fit for families, first-time buyers, or investors. The developed basement includes a summer kitchen, providing added flexibility for extended family, guests, or future potential. Located just minutes from shopping, schools, a skating rink, a public pool, and transit, this home combines everyday convenience with a welcoming neighbourhood feel. Complete with a single detached garage and plenty of yard space, this property offers exceptional value and opportunity. Don’t miss your chance to get into the market with a home that truly has it all!