



530 7 Street SE
Medicine Hat, Alberta

MLS # A2321904



\$389,900

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|------------------|--|---------------|-------------------|
| Division: | SE Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,055 sq.ft. | Age: | 1952 (74 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped | | |

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|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Both wall cabinets in basement

Welcome to this warm and inviting 1,055 sq. ft. bungalow, perfectly situated on a quiet street in the sought-after SE Hill neighborhood. With schools, parks, walking paths, and shopping just minutes away, this is an ideal place to put down roots and create lasting family memories. The bright and spacious main floor offers a comfortable layout designed for everyday living. A large living room filled with natural light provides the perfect gathering space, while the elegant dining area is ready for family meals and holiday celebrations. The thoughtfully designed kitchen offers plenty of functionality for busy households. Hardwood flooring runs throughout the main floor, where you'll also find two generously sized bedrooms with large windows that create bright, welcoming spaces for family members of all ages. The fully developed walkout basement expands your living space with a large family room and recreation area, perfect for movie nights, a children's play space, home gym, or teen retreat. A spacious third bedroom offers flexibility for a growing family, guests, or a home office. The lower-level bathroom features an oversized jacuzzi tub, creating a relaxing escape at the end of the day, while the oversized laundry room provides plenty of room for storage and organization. Step outside and enjoy a backyard designed for family living. The large deck and lower patio offer great spaces for summer barbecues, outdoor dining, and entertaining friends and family. Mature trees provide beauty and privacy, while the oversized shed offers additional storage for bikes, toys, and gardening equipment. The heated and finished 24' x 26' garage, separate 12' x 20' workshop with overhead door, and concrete driveway with loading dock provide exceptional space for vehicles, hobbies, projects, and all the extras that come with an active family lifestyle. This well-cared-for home combines comfort, space,

and an outstanding location, making it the perfect place for your family to call home.