



**28 Aberdeen Street SE
Medicine Hat, Alberta**

MLS # A2325018



\$495,000

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	1947 (79 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Carport, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, La		

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

Inclusions: Shed

Welcome to 28 Aberdeen Street, a meticulously maintained family home in one of Southeast Hill's most sought-after neighborhood's. Cherished by the same family since 1974, this exceptional property offers over five decades of pride of ownership, timeless craftsmanship, and an abundance of living space. Extensively renovated in 1978, including the addition of a second level, this well-loved home reflects quality workmanship and thoughtful design throughout. A welcoming covered front porch creates the perfect place to enjoy your morning coffee. The spacious formal dining room offers flexibility as an elegant entertaining space or an additional sitting room. Just off the entrance, a private office is ideal for working from home, pursuing hobbies, or could easily serve as a sixth bedroom. The inviting family room is the heart of the home, featuring custom solid wood built-in shelving, a cozy wood-burning fireplace, and patio doors leading to the covered deck and beautifully landscaped backyard. This private outdoor oasis showcases mature fruit trees, a flourishing grapevine, raised garden beds, a custom storage shed, and additional storage beneath the deck. Overlooking the backyard, the bright kitchen offers abundant cabinetry, generous counter space, and plenty of room for gathering with family, baking, or preserving the season's harvest. A convenient two-piece powder room completes the main level. A wide staircase with handrails on both sides leads to the upper floor. The spacious primary suite features a private two-piece ensuite and Jack-and-Jill access to the beautifully appointed main bathroom, complete with an original clawfoot soaker tub. Two additional oversized bedrooms offer abundant natural light, ample closet space, and charming character, including a cozy window seat that is sure to become a favorite reading nook. The fully developed lower

level provides exceptional versatility with a large family and games room, two additional bedrooms, a three-piece bathroom, laundry area, cold storage/wine cellar, and a fully equipped summer kitchen with a large freezer. Whether accommodating extended family, entertaining guests, preserving homegrown produce, or crafting homemade wine, this level offers endless possibilities. Parking is plentiful with street parking on both sides of Aberdeen Street, a gravel parking pad, and a long driveway leading to a covered carport and oversized single garage/workshop complete with 220-volt wiring and a spacious upper storage loft. Combining flexible living spaces, exceptional outdoor amenities, abundant parking, quality craftsmanship, and an unbeatable Southeast Hill location, 28 Aberdeen Street presents a rare opportunity to own a home that has been lovingly cared for by the same family for more than 50 years.