



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**53 Carswell Road SE  
Medicine Hat, Alberta**

**MLS # A2326004**



**\$449,000**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Rear Dr		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Ga		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** Fridge in Laundry room

Have you been dreaming of a family home that backs directly onto a park? This beautifully updated property offers the perfect combination of space, comfort, and an unbeatable location, with a new playground just steps from your backyard. Featuring 6 bedrooms and 2.5 bathrooms, this spacious home has undergone extensive renovations over the past few years, making it truly move-in ready. Recent upgrades include a new furnace, hot water tank, renovated kitchen, updated flooring, windows, siding, driveway, and sidewalks—giving you peace of mind for years to come. The backyard has been professionally regraded and finished with new sod, creating a beautiful outdoor space for kids, pets, and entertaining. The oversized 38' x 14' garage is partially insulated, providing plenty of room for vehicles, storage, or a workshop. Need space for your RV? This property also offers convenient RV parking. With its exceptional location, generous living space, and extensive updates, this is a wonderful opportunity for families looking for a home that has it all. Don't miss your chance to make it yours!