



GRASSROOTS
REALTY GROUP

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61 5 Street SW
Medicine Hat, Alberta

MLS # A2326185



\$299,800

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	2
Garage:	Attached Carport, Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Stove upstairs & Stove & fridge in basement

Welcome to this well-maintained brick bungalow located in the highly desirable Southwest Hill, just minutes from schools, parks, recreation, and shopping. This solidly built home offers 3 spacious bedrooms and a full bathroom on the main level, making it ideal for families. The fully developed basement provides even more living space with an additional bedroom, a second full bathroom, a summer kitchen, two storage rooms, and an abundance of extra storage—offering plenty of flexibility for extended family, guests, or future possibilities. Outside, you'll appreciate the attached single garage, mature landscaping, underground sprinklers and a fully fenced backyard, perfect for children, pets, or relaxing outdoors. Lovingly cared for over the years, this quality-built home is ready for its next owner to add their own personal style and updates while enjoying an exceptional location.