



GRASSROOTS
REALTY GROUP

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**5, 6 Chinook Drive SW
Medicine Hat, Alberta**

MLS # A2326397



\$146,000

Division:	SW Hill		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	471 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions:	N/A
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Opportunity awaits in this 2-bedroom, 2-bathroom bi-level townhome, offering great potential for buyers looking to add their own personal touch. With a solid layout and an unbeatable location, this home is the perfect canvas to create something truly special. Tucked into a quiet 8-unit complex, this property balances comfort, convenience, and a peaceful setting. The functional main floor features an L-shaped kitchen with in-kitchen dining, highlighted by a large window that brings in an abundance of natural light. The cozy living room opens onto an upper deck, where mature trees provide privacy and a relaxing space to unwind. Situated in the heart of SW Hill, this neighbourhood is known for its calm, family-friendly atmosphere and walkable lifestyle. Enjoy easy access to coffee shops, parks, schools, and local amenities, all just steps away. Plus, with downtown only minutes away, you'll appreciate the perfect blend of convenience and quiet living.