



GRASSROOTS
REALTY GROUP

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447 8 Street SE
Medicine Hat, Alberta

MLS # A2326522



\$378,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, Stove, BI Dishwasher, Hood Fan, ceiling fan, Central A/C, Garage Door Opener and remote, Shed, Underground sprinklers

This layout offers something you don't typically find in this neighbourhood, with a bright, sun filled basement and huge windows that showcase the best of what bi-level living has to offer, the kind of feature you'd usually only see in Rossglen or Southridge. The street is picture perfect, lined with wonderful neighbours, and puts you walking distance to downtown shopping and schools. This home features 5 bedrooms (3 plus 2) and 2.5 bathrooms, along with true zone heating thanks to two furnaces. The basement has its own separate access, opening the door to a potential income helper, family space or great for students. Outside, the south facing backyard is a blank canvas ready for your vision, fully fenced with underground sprinklers and access to the double detached garage. This is a fantastic starter home with room to grow into. Come see it, fall for it, and be settled in before the end of summer!