



GRASSROOTS
REALTY GROUP

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340 5 Street SE
Medicine Hat, Alberta

MLS # A2327247



\$530,000

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,608 sq.ft.	Age:	1914 (112 yrs old)
Beds:	4	Baths:	2
Garage:	None, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Partial

Exterior: Mixed

Foundation: Poured Concrete

Features: Crown Molding

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MU-D

Utilities: -

Inclusions: N/A

City views, timeless character, and modern updates all come together in this incredible home on the highly sought-after SE Hill. Built in 1914, this one-and-a-half-storey home has been meticulously renovated while preserving the charm that make character homes so special. Located just a short walk from Historic Downtown Medicine Hat, you'll love having unique shopping, restaurants, cafes, and entertainment just minutes from your front door. As you step inside, you'll immediately appreciate the warmth and character this home has to offer. Beautiful hardwood floors, original architectural details, and large windows fill the home with natural light while seamlessly blending historic charm with modern finishes. The main floor offers a functional layout with spacious living and dining areas, an updated kitchen with quality cabinetry, countertops, and appliances, plus the convenience of main floor laundry. Upstairs you'll find comfortable bedrooms along with a beautifully restored bathroom, creating a truly one-of-a-kind space. The amount of work completed on this home is nothing short of impressive. Over the years, nearly every aspect of the home has been updated including the roof, chimney, decks, windows, siding, insulation, framing, Sheetrock, paint, flooring and subfloors, electrical, plumbing and sewer, furnace, HVAC, ductwork, hot water tank, fireplaces, doors, handrails, lighting, GFCI plugs, switches, fixtures, taps, toilets, appliances, cabinetry, countertops, baseboards, smoke and carbon monoxide detectors, and so much more. Simply put, the heavy lifting has all been done so all you have to do is move in and enjoy. After you have seen the house you will be amazed as you step outside onto the large back deck where you'll be treated to incredible views overlooking Downtown Medicine Hat. This is the ideal place to relax and visit

with family and friends. The beautifully landscaped yard creates your own private retreat and features underground irrigation, a peaceful pond and river feature running alongside the home, mature landscaping, and a front lawn that perfectly complements the exceptional curb appeal. An added bonus is the MU-D zoning, giving you the flexibility for residential or commercial use. Whether you're looking for a beautiful place to call home, a boutique office, studio, or investment opportunity, this property offers endless possibilities. Character, quality renovations, stunning city views, versatile zoning, and one of Medicine Hat's most desirable locations all add up to one thing...a truly one-of-a-kind property. Take the virtual tour 24 hours a day or call your REALTOR® to book your private showing!