



GRASSROOTS
REALTY GROUP

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140 6 Street SE
Medicine Hat, Alberta

MLS # A2327559



\$349,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	1915 (111 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, OTR Microwave, b/i cooktop, b/i oven, dishwasher, washer, dryer, freezer, central a/c, UGS, TV wall mount, shed, 3x gazebo, outdoor decorative stove, tree house

Some homes have a great location. Others have a great yard. This one gives you both. Located in the heart of Medicine Hat's sought-after SE Hill, this charming 2-storey home is within walking distance of schools from Kindergarten through Grade 12, parks, the outdoor pool, hockey rink, grocery store, downtown, and so much more—making it an ideal location for families and anyone who appreciates the convenience of central living. Inside, this character home offers a welcoming blend of charm and thoughtful updates. The upper level features 3 bedrooms and a full bathroom, while the main floor includes a spacious kitchen, dining area, two comfortable living spaces, and a versatile den or office that's perfect for working from home, a playroom, or a hobby space. Step outside and you'll discover what truly sets this property apart. The fully fenced backyard is an incredible private retreat, beautifully landscaped with mature trees that create a peaceful setting rarely found in the city. Whether you're enjoying evenings around the fire pit, watching the kids explore the tree house, hosting summer barbecues, or simply relaxing in your own backyard oasis, this outdoor space is one you'll fall in love with. With off-street parking for up to three vehicles including a carport, this home combines everyday practicality with a setting that's difficult to replicate. Character, location, and an exceptional backyard—this is the kind of property that buyers don't come across every day.