



GRASSROOTS
REALTY GROUP

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206 7 Street SE
Medicine Hat, Alberta

MLS # A2329940



\$417,500

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Welcome to 206 7 St SE - a gorgeous corner lot character home with abundant upgrades on the highly sought after SE Hill! From the main entrance, you'll be captivated by a brand new 3-pane high efficiency living room window illuminating character features - professionally restored original red oak hardwood floors, cove style baseboards with accent air intakes and a unique Mid-Century Modern style ceiling. Next, move into the self-enclosed kitchen and dining room with corner windows looking upon beautiful mature trees. Updated cupboards and stainless steel appliances beautifully compliment one-of-a kind crown mouldings and light fixtures. Luxurious new Italian tile flooring complete the clean and classic look of this inviting space. Across from the kitchen is a 4 piece bathroom that captures the brilliance of the morning sun through glass block windows. Crown moulding frames the shower and tub. Enjoy new Italian tiles on the floor, an updated vessel style sink, new Gerber toilet and new paint. Onward to the 2 main floor bedrooms. Notice the stunningly crafted, rounded wall shared by the hallway and secondary bedroom. Both main floor bedrooms offer character hardwood floors, lots of natural light with well sized windows. Wake up to the gentle sound of birdsong. Downstairs, the fully developed basement has 2 bedrooms with generous closet space and new windows. This space opens into a second living room area, as well as a bonus room that can be used as an office, games room, or home gym. The furnace and hot water boiler are tucked away in a dedicated utility room and the washer and dryer are in a recessed nook creating great flow and spaciousness. Enjoy the attached garage with freshly painted drywall, epoxy finished floors, and a new window. You'll find an abundance of on and off-street parking, with off-street parking that will easily contain a

large RV and two smaller cars at the same time! The backyard is massive with a large garden plot, new shed, fire pit, and a canopy of well-cared for old growth trees. It's a fantastic, private spot for barbecues with lots of room to run and play. Or if you don't need all that space to roam, the zoning permits applications to build a backyard suite! Additional upgrades include new high-quality shingles on the roof, garage, and shed; GFCI's installed on all circuits; and a newer hot water boiler. The furnace has been maintained yearly and comes with AC. Within 300 meters, there is a Safeway grocery store, a gas station, 2 pharmacies, a walk-in clinic, a day care, liquor store and convenience store! Within a 5-10 minute walk, you'll find beautiful Kiwanis Park, Hat High School, Alexandra Middle School, Hill Public Pool and more. Come see this move-in ready beauty with room to grow. OPEN HOUSE SATURDAY JULY 25 FROM 11AM-1PM.