



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53 Carswell Road SE
Medicine Hat, Alberta

MLS # A2330261



\$449,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,260 sq.ft.	Age:	1976 (50 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Multiple Driveways,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Fridge in Laundry room

Have you been dreaming of a family home that backs directly onto a park? This beautifully updated property offers the perfect combination of space, comfort, and an unbeatable location, with a new playground just steps from your backyard. Medicine Hat trail system at your doorstep as well. Featuring 6 bedrooms and 2.5 bathrooms, this spacious home has undergone extensive renovations over the past few years, making it truly move-in ready. Recent upgrades include a new furnace, hot water tank, new kitchen, updated flooring, windows, siding, driveway, and sidewalks—giving you peace of mind for years to come. The backyard has been professionally regraded and finished with new sod, creating a beautiful outdoor space for kids, pets, and entertaining. The oversized 38' x 14' garage is partially insulated, providing plenty of room for vehicles, storage, or a workshop. Need space for your RV? This property also offers convenient RV parking with electric plug. With its exceptional location, generous living space, and extensive updates, this is a wonderful opportunity for families looking for a home that has it all. Don't miss your chance to make it yours!