



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

873A 5 Street SE
Medicine Hat, Alberta

MLS # A2330394



\$589,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island		

Inclusions: Swim Spa

Welcome to a home that perfectly captures the charm of a classic neighborhood while offering all the style, comfort, and efficiency of modern construction. Nestled on a beautiful mature tree-lined street, this stunning 1352 sq. ft. bungalow was thoughtfully designed to complement the character of the surrounding homes while providing every modern convenience today's buyers are looking for. With 4 bedrooms, 3 full bathrooms, and a heated attached double garage, this is truly a one-of-a-kind property that is completely turnkey. From the moment you arrive, you'll appreciate the incredible curb appeal. The wrap-around covered front porch, complete with stately pillars and a beautiful wood slat ceiling, creates a timeless first impression that feels straight out of the early 1900s. While the architecture embraces the character of the neighborhood, the home itself is modernly built with the energy efficiency, quality construction, and low-maintenance lifestyle that come with a newer home. Step inside to a bright, open-concept floor plan designed for both everyday living and entertaining. The spacious living room flows effortlessly into the dining area and the beautifully appointed kitchen, where you'll find granite countertops, a large island with prep sink, upgraded appliances, abundant cabinetry, and plenty of workspace for the home chef. The open design creates an inviting atmosphere that's perfect for gathering with family and friends. The main floor features 2 bedrooms, including a spacious primary suite designed as a private retreat. The luxurious 5-piece ensuite offers the perfect place to unwind, while a second bedroom and an additional 4-piece bathroom provide flexibility for family or guests. A generous mudroom connects the home to the heated attached double garage and back entrance, offering exceptional storage, space for a freezer, and the practicality every family

appreciates. The fully finished lower level continues the home's thoughtful design with a huge family room centered around a cozy gas fireplace, creating the ideal space for movie nights, entertaining, or simply relaxing. Two additional generously sized bedrooms and another 4-piece bathroom make the lower level perfect for teenagers, guests, or a growing family. Outside, the beautifully landscaped front and backyard continue the home's exceptional appeal. The private backyard offers plenty of green space to relax, entertain, or enjoy summer evenings, while the included swim spa provides a luxurious place to exercise, unwind, or simply enjoy year-round. This home offers something truly special—a rare opportunity to enjoy the timeless charm and architectural character of a century home without the maintenance or compromises. Every detail has been thoughtfully designed to blend seamlessly into this mature neighborhood while delivering the efficiency, comfort, and finishes expected in a modern home.