



GRASSROOTS
REALTY GROUP

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379 5 Street SE
Medicine Hat, Alberta

MLS # A2331377



\$424,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,003 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Parquet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Combination
Features:	Crown Molding, High Ceilings, Natural Woodwork

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, CENTRAL A/C, DINING ROOM TABLE, 8 CHAIRS, HUTCH, HOT-TUB (AS-IS), MICROWAVE, PIANO, SMALL CHEST FREEZER IN BASEMENT.

Welcome home to your Haven on the Hill ! Ideally situated in the heart of the city, within easy walking distance of schools , shopping , entertainment , cultural events , and professional services, this classic 1.5 Storey home is ready to welcome its next owner. Street appeal, character, and charm are just a few of the descriptors that come to mind. The lattice window frames on the sunroom , the original and lovingly maintained fixtures, doors and trim, and the tall ceilings all add up to create a living space that brings peace and comfort. The open main floor great room provides ample space for entertaining. The updated kitchen faces out to the landscaped backyard and has direct access to a large deck perfect for summer BBQs. There is a cozy office off of the front entry , a spacious bedroom, and a 2-piece powder room to complete the main floor. Upstairs is host to 2 generously sized bedrooms ,with ample closet space, and a bright and charming full bathroom with soaker tub. The basement provides an additional 1000+ sq ft of usable space, and has a brand new 3 piece bathroom as well. Other upgrades include windows, plumbing, furnace, and electrical; providing the best of both worlds / Classic character and Modern systems for piece-of-mind. This unique and charming property awaits its next owner!