



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

313 6 Street SE
Medicine Hat, Alberta

MLS # A2331774



\$319,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 Fridges, 2 Stoves, Deep Freeze, Washer, Dryer, 2 Wardrobes, Garage Door Opener & 1 Remote, Gazebo & Panels, Shed, Garden Boxes

Situated on a charming tree lined street in the heart of the SE, this well kept bungalow offers walkable convenience to schools, shopping, and everyday amenities. Set on a spacious 50' x 130' lot, the property features a beautifully fenced yard with garden boxes, a newer deck and gazebo installed just two years ago, and a matching shed added three to four years ago. The paved back alley provides excellent access to the single detached garage—complete with a newer garage door opener—and two additional rear parking spaces. Inside, the home showcases original woodwork, thoughtful built ins, and classic details that add warmth and character. Hardwood flooring lies beneath the upstairs carpet, offering future potential for refinishing. Both bedrooms on the main level are inviting, with the second bedroom featuring a built in desk ideal for work or study. Closets include door activated lighting, a charming touch rarely found in newer homes. The layout includes two bathrooms and a comfortable living space that feels bright and welcoming. The lower level is home to a gas fireplace for those cozy winter nights & don't forget to check out the hidden shoe shine drawer beneath the bottom step in the basement. Recent updates enhance comfort and peace of mind, including new central air installed in 2025, along with a new back door and screen door the same year. Exterior improvements include flashing and eaves replaced two years ago, shingles on the garage updated in 2021, and a newer fence that completes the yard's polished look. The hot water tank was replaced in 2014. All photos with furniture are virtually staged.