



GRASSROOTS
REALTY GROUP

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729 3 Street NW
Medicine Hat, Alberta

MLS # A2332113



\$419,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer (as is)

Welcome to 729 3rd Street NW, Medicine Hat, a beautifully renovated 1,144 sq ft bungalow that combines modern updates with timeless comfort. This move-in-ready home offers 4 bedrooms and 2 full bathrooms, making it an excellent choice for families, professionals, or anyone looking for stylish, functional living space. The bright and inviting main floor features 3 spacious bedrooms including the spacious primary suite with 2pc ensuite bathroom. The stunning fully renovated kitchen comes complete with brand new stainless steel appliances, contemporary cabinetry, and updated finishes. The generous sized dining area is the perfect place to connect with the family over good food. The open, welcoming living room is highlighted by a cozy wood-burning fireplace, creating the perfect space to relax or entertain. Head downstairs to find the fully finished basement with a large family room featuring a second wood-burning fireplace, an additional bedroom, a 3pc bathroom, and plenty of room for guests, a home office, or recreation. Outside, you'll appreciate the fully fenced backyard, offering privacy and space for children, pets, or summer gatherings. The single attached garage adds convenience and extra storage. With extensive renovations throughout (INCLUDING NEW WINDOWS), brand new stainless steel appliances, modern finishes, and a fantastic layout, this home is truly move-in ready. Don't miss your opportunity to own this beautifully updated bungalow in a desirable northwest Medicine Hat location. *NOTE - New shingles can be negotiated and completed prior to possession if desired.